

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 23, 1977, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Puil and
Rankin

ABSENT: Alderman Kennedy (Leave of Absence)
Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend R.A. Redman of the United Church of Canada.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the English Language Training Class for Citizenship at King Edward College, under the direction of their instructor Mr. Tom Whalley.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Brown,

THAT the Minutes of the Special Council meeting of August 9, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Cap's Cabaret -
1018 Burnaby Street

Council on July 26, 1977, deferred consideration of a report from the Standing Committee on Community Services dated July 14, 1977, on the matter of Cap's Cabaret at 1018 Burnaby Street. The report was deferred to permit Mr. J.H. Fraser, representing the owners of the Cabaret, to address Council.

Pursuant thereto, Mr. Fraser addressed Council this day and submitted a brief which concluded with proposals that the issue of Cap's business license be resubmitted to the Standing Committee, to be considered in light of the amendments to the Liquor Control and Licensing Act, or Council forthwith recommend to the General Manager appointed pursuant to the provisions of the Liquor Control and Licensing Act that Cap's be granted a neighbourhood pub license and that arrangements be made to circulate a petition to determine

cont'd....

DELEGATIONS (cont'd)Cap's Cabaret - 1018 Burnaby
Street (cont'd)

whether 60% of the residents in the community surrounding Cap's are in favour of the granting of a neighbourhood pub license to Cap's.

Council also received delegations from the following:

- Mr. J.H. Williams, Building Manager of Twin Arms Apartment, who speaking as an individual, indicated he would support an application by Cap's for a pub license as an alternative to the present situation.
- Mr. J.A. Jones on behalf of the Society for Christian Care of the Elderly, referred to a letter dated August 18, 1977, circulated to Council by the organization expressing concern about the operation of the Cabaret and opposing conversion of the business to a neighbourhood pub.
- Mr. John Kitt, who had initiated a petition against the Cabaret some time ago, also spoke against an application converting to a neighbourhood pub and indicated that there had been no improvement with respect to the noise problem from patrons leaving the Cabaret.

MOVED by Ald. Rankin,

THAT a request be forwarded to the Liquor Control and Licensing Branch to consider an application from Capolini Restaurants Ltd., for conversion of its premises to a neighbourhood pub, on the understanding that the City will be given the opportunity of first conducting a pub plebiscite on the usual basis to determine the City's position on the application.

- CARRIED

(Alderman Gerard opposed)

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During consideration of the foregoing, the Mayor left the meeting to attend to other Civic business and Alderman Bellamy assumed the Chair.

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2. Seawall - Caesar's Bridge
False Creek

Council received the following delegations with respect to the Seawall at Caesar's Bridge in False Creek:

- Mr. Doug Mowatt representing the Tenants of the False Creek Residence for Physically Handicapped (brief filed) recommending that the guard rail on the walkway around the project be made entirely of clear plexiglass to facilitate viewing for people in wheelchairs, and expressed concern about the awkwardness for people in wheelchairs if Caesar's Bridge is constructed.
- Miss Anna Leith representing:
 - West End & Downtown Ratepayers' Association
 - The Save Our Parkland Committee
 - The Vancouver Council of Women
 - Urban Trails Committee
 - Save the False Creek Seawall Committee
 - Vancouver Alpine Club
 - West End Community Society

spoke opposing Caesar's Bridge, pointed out the increased cost in maintaining the Bridge and indicated the residents of Enclave 27 have made an offer to compensate for at least 50% of the rental by apartment dwellers if Caesar's Bridge is kept as open space parkland.

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DELEGATIONS (cont'd)

Seawall - Caesar's Bridge
False Creek (cont'd)

Mr. Sutcliffe, False Creek Development Consultant, advised that he had met with the Physically Handicapped group and the matter of accessibility and the installation of plexiglass has been taken into account in the design of the sea wall, to the satisfaction of the delegation.

MOVED by Ald. Harcourt

THAT the representation from the Tenants of the False Creek Residence for Physically Handicapped be received.
- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT the representation from Miss Anna Leith be received and no further action taken.
- CARRIED

(Aldermen Gibson and Rankin opposed)

MOVED by Ald. Gibson,

THAT Council defer action on this matter until negotiations have been held with Mr. Frank Stanzl for the return of his building permit and the preservation of the 200' x 20' space as open public space.
- LOST

(Aldermen Brown, Ford, Gerard, Harcourt, Puil and the Deputy Mayor opposed)

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The Council recessed at approximately 11:10 a.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 11:25 a.m., with Mayor Volrich in the Chair.

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COMMUNICATIONS OR PETITIONS

- 1. Request to use 'Vancouver'
in Association's Name

The Council noted a letter dated August 3, 1977, from the Aikido Club which is seeking to incorporate itself as a non-profit society under the B.C. Societies Act. The organization is requesting permission to use the word 'Vancouver' in its name.

MOVED by Ald. Puil,

THAT approval be given to the Aikido Club to use the word 'Vancouver' in the name of its association.
- CARRIED UNANIMOUSLY

- 2. Appointment of Civic Chaplain
September, 1977

MOVED by Ald. Harcourt,

THAT, in accordance with the recommendation of the Mayor in his memorandum dated August 9, 1977, Father James Comey of the Holy Rosary Cathedral be appointed Civic Chaplain for the month of September, 1977.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)3. U.B.C.M. - Vancouver Representative

At the suggestion of the Mayor, his letter dated August 15, 1977, concerning a Vancouver representative on U.B.C.M. Executive was withdrawn.

4. Request for Approval of Liquor Permit - Annual Festival

Under date of August 17, 1977, the Vancouver Oktoberfest Committee advised that it had made application to the B.C. Liquor Administration Branch concerning applicable permits for its annual festival. The Committee has been notified that a permit would be available upon approval of Vancouver City Council.

MOVED by Ald. Harcourt,

THAT the application by the Vancouver Oktoberfest Committee be approved subject to the following conditions:

- (a) Approval by the Chief Constable;
- (b) Any food concessions to be approved by the City Health Department;
- (c) Applicant obtaining all necessary permits including a special event liquor permit from the Liquor Control and Licensing Branch;
- (d) Proper supervision by the organizers.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTSA. MANAGER'S REPORT
AUGUST 19, 1977Works & Utility Matters
(August 19, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Closure of East 8.5 feet of McLean Drive from Pender Street to Lane North
- Cl. 2: Streets Capital Appropriation - Burlington Northern Railway Crossing on Quebec Street - North of First Avenue
- Cl. 3: Local Improvement 'On the Initiative' - Pavement and Curbs on Inverness, 15th to 18th (443/31)

Clauses 1 and 2

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Puil,

THAT Mr. Jarvis' letter be received and therefore the action taken by Council on July 26, 1977, be confirmed.

- LOST

(Aldermen Bellamy, Brown, Gibson, Harcourt, Rankin and the Mayor opposed)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(August 19, 1977) (cont'd)

Local Improvement 'On the Initiative' -
Pavement and Curbs on Inverness, 15th
to 18th (443/31) (Clause 3) (cont'd)

MOVED by Ald. Rankin,
THAT that portion of the Council motion of July 26, 1977,
concerning Item 31 of Schedule 443 be amended and the project
be deleted from the list of projects to be undertaken.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(August 19, 1977)

Long Term Care
(Clause 1)

In considering this clause, concern was expressed with respect
to the financial arrangements, the inadequacy of facilities to
administer a long term care program, and the lack of sufficient time
to "start up".

MOVED by Ald. Rankin,
THAT consideration of this matter be deferred pending a
meeting as soon as possible between Council and the Minister of
Health to discuss the program.

- CARRIED UNANIMOUSLY

E. Two New Positions - Administration
Division - Health Department

Council considered a report of the City Manager dated
August 19, 1977, in which the Medical Health Officer is
recommending that two new positions be added to the Administration
Division of the Department. The City Manager concurred with the
recommendation.

MOVED by Ald. Ford,
THAT the recommendation of the City Manager as contained in
his report dated August 19, 1977, be approved, and the Finance
Committee be asked to examine if the City is receiving a
reasonable percentage of funds from other bodies for services
rendered.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Finance & Administration,
August 11, 1977

Brock House Society - Grant
Request (Clause 5)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in
this Clause be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Mayor Volrich opposed)

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The Council recessed at approximately 12:10 p.m. to
reconvene following the Public Hearing at 2:00 p.m.

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The Council reconvened following the Public Hearing, with Deputy Mayor Bellamy in the Chair.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(August 19, 1977)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Cedar Cottage N.I.P. Appropriation - Commercial Street Walkway Beautification 22nd Avenue/Kingsway
- Cl. 2: Kitsilano N.I.P. Appropriation - Kitsilano Neighbourhood House - Grounds Improvement
- Cl. 3: Grandview-Woodland N.I.P. - Multilingual Orientation Service Association for Immigrant Communities
- Cl. 4: Mt. Pleasant N.I.P. Improvements to Robson, South China Creek and Sunnyside Parks
- Cl. 5: Enclave 16 - Champlain Heights
- Cl. 6: Ground Leases - False Creek
- Cl. 7: Lease and Sublease to Greater Vancouver Floating Home Co-operative (Area 6 - False Creek)

Cedar Cottage N.I.P. Appropriation -
Commercial Street Walkway Beautification
22nd Avenue/Kingsway.
(Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 - 7 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(August 19, 1977)

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Safety Chains for City of Vancouver Trailers
- Cl. 2: Capital Funds for Back-up Radios in the Fire Department Dispatch System
- Cl. 3: Investment Matters (Various Funds) June 1977
- Cl. 4: False Creek Co-op Housing Association Land Lease in False Creek - Earthquake Insurance
- Cl. 5: Immediate City Metric Conversion Requirements
- Cl. 6: Vancouver's Role in a Conserver Society Energy Conference - Grant Request for Travel Costs
- Cl. 7: Roddan Lodge - 124 Dunlevy Avenue Operating Cash Advance and Staffing
- Cl. 8: Sidewalk Cafe - Old Spaghetti Factory, 53 Water St.
- Cl. 9: Vessel 'St. Roch' at the Maritime Museum

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters

August 19, 1977 (Cont'd)

Clauses 1 - 5 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5, of this report, be approved.

- CARRIED UNANIMOUSLY

Vancouver's Role in a Conserver Society
Energy Conference - Grant Request
for Travel Costs.
(Clause 6)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Clauses 7 & 8.

MOVED by Ald. Rankin

THAT the recommendations of the City Manager, as contained in Clauses 7 and 8, be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings Mayor
Volrich assumed the Chair.

Vessel "St. Roch" at the
Maritime Museum
(Clause 9)

MOVED by Ald. Puil

THAT Council sell the "St. Roch" to the Federal Government on the basis set out in the City Manager's report of August 19, 1977, subject to an understanding that no additional funds, over and above the purchase price of the "St. Roch" will be spent on the new entrances to the "St. Roch" and the Maritime Museum.

FURTHER THAT the agreement be submitted to Council prior to execution.

- CARRIED UNANIMOUSLY

Property Matters
(August 19, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Victory Hotel, 391 Powell Street
- Cl. 2: Lease of City-Owned Property - 1670 Main
- Cl. 3: Lease of City-Owned Property - 802 Pacific
- Cl. 4: Request to Cancel Lease - City-Owned Property
N/S 34th Avenue between Slocan and Kingsway
- Cl. 5: Hamilton Hotel, 519 Hamilton - Room Rentals

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)Property Matters
(August 19, 1977) (Cont'd)

Victory Hotel,
391 Powell Street,
(Clause 1)

MOVED by Ald. Rankin

THAT the lease of the Victory Hotel to St. James Social Services Society, be approved on the basis set out in the Manager's report dated August 19, 1977, subject to the lease containing an appropriate management agreement with the City.

FURTHER THAT the Community Services Committee consider with all parties concerned, the matter of renovations to, and management of, the Victory Hotel, and report back to Council.

- CARRIED UNANIMOUSLY

Clauses 2 - 5 inclusive

MOVED by Ald. Bellamy

THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4 of this report, be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

B. Strathcona Evaluation Study
Stage II.

MOVED by Ald. Ford

THAT this report of the City Manager, be received for information.

- CARRIED UNANIMOUSLY

C. City Hall Cafeteria

MOVED by Ald. Harcourt

THAT, as recommended by the City Manager, options 1 and 2, contained in this report, be approved:

FURTHER THAT option 4(a), submitted for Council's consideration, also be approved.

- CARRIED UNANIMOUSLY

D. Proposed Housing Development
at 2nd and Wallace

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. For Council action on this report, see page 5.

F. Leave of Absence without Pay -
Mr. Gordon R. Anderson - Fire Dept.

MOVED by Ald. Gibson

THAT the leave of absence of Mr. G. R. Anderson - Fire Department, be extended without pay for two years from September 1, 1977, subject to report back if necessary.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee
on Finance & Administration,
August 4, 1977

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Fire Department Band - Constitution
- Cl. 2: Revised Budgeting System for the City of Vancouver

Fire Department Band - Constitution
(Clause 1)

MOVED by Ald. Puil

THAT the recommendations of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Revised Budgeting System for
the City of Vancouver.
(Clause 2)

When considering this clause, Council noted a report from the City Manager, dated August 22, 1977, submitted for information.

MOVED by Ald. Puil

THAT the recommendations of the Committee, as contained in this report, be approved after deleting the words 'in mid September' in recommendation 'A' and substituting the words 'October 13, 1977' in lieu thereof:

FURTHER THAT the report of the City Manager dated August 22, 1977, be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services,
August 4, 1977

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Day Care Information Report
- Cl. 2: Moratorium on Drinking Establishments in the City

Clauses 1 and 2.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

III. Report of Standing Committee
on Finance & Administration,
August 11, 1977

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: The Arts Club Theatre - Grant Request
- Cl. 2: Vancouver Family Month Planning Committee
- Cl. 3: Carefest '77 Grant Request
- Cl. 4: Federal Employment Program - Canada Works 1977-78
- Cl. 5: Brock House Society - Grant Request

The Arts Club Theatre - Grant Request
(Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Vancouver Family Month Planning
Committee - Grant Request.
(Clause 2)

MOVED by Ald. Brown

THAT the recommendation of the Committee, as contained in this report, be approved.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Ald. Brown, Puil and the Mayor opposed)

Carefest '77 - Grant Request
(Clause 3)

MOVED by Ald. Brown

THAT the recommendation of the Committee, as contained in this report, be approved.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Ald. Bellamy, Brown, Gerard, Harcourt, Puil
and the Mayor opposed)

Federal Employment Program -
Canada Works 1977-78
(Clause 4)

MOVED by Ald. Harcourt

THAT recommendations 'A', 'B' and 'C' of the Committee be received for information, and recommendations 'D' and 'E' be approved.

- CARRIED UNANIMOUSLY

Clause 5.

For Council Action on this clause, see page 5.

STANDING COMMITTEES & OTHER REPORTS (Cont'd)IV. Report of Standing Committee
on Planning and Development,
August 11, 1977

The council considered this report which contains four clauses identified as follows:

- Cl. 1: Provincial Government Complex - Street Trees
- Cl. 2: Half Yearly Review of the Planning Department
Work Program
- Cl. 3: Vancouver General Hospital - Facilities Planning
- Cl. 4: Federal Employment Program - Canada Works 1977-78

Provincial Government Complex -
Street Trees
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee contained in this clause, be approved after deleting the words "to the next meeting of the Planning and Development Committee".

- CARRIED UNANIMOUSLY

Clauses 2 - 4 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Joint Report of Standing Committees
on Transportation and Planning and
Development, August 11, 1977

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Parking Studies - Gastown and Chinatown
Historic Areas
- Cl. 2: Rail Rationalization Study

MOVED by Ald. Harcourt

THAT the recommendations of the Committees, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee
on Transportation.
August 11, 1977

Nelson Street - Thurlow
to Stanley Park
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause be received for information

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

VII. Public Information Meeting
City Council & Park Board
(August 11, 1977)

Seawall Promenade & Cycle Path -
Stanley Park

MOVED by Ald. Harcourt

THAT this report be received for information

- CARRIED UNANIMOUSLY

VIII Report of Vancouver City
Planning Commission
(August 19, 1977)

Stanley Park Entrance - Coal Harbour.
Letter from Parks Board, June 29, 1977

MOVED by Ald. Ford

THAT the recommendations of the Vancouver City Planning
Commission, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

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Greater Vancouver Regional District Matters

Alderman Harcourt referred to the recent announcement
by Mr. Bonner that B.C. Hydro intends developing an office
complex on the site of the old Dawson School. He suggested
Council and the G.V.R.D. request an early meeting with Mr. Bonner
to discuss this proposal and to enquire if B.C. Hydro has explored
locating the proposed development in one of the regional town sites.

The City Manager advised the matter of demolition of the
Dawson School will be before Council on September 13, 1977, as
well as a report on the complete manpower of B.C. Hydro, and its
deployment within the region.

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RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Gibson

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONSA. Closing, Stopping Up, Conveying
& Subdividing (75th Avenue at
Hudson Street)

MOVED by Ald. Gibson
 SECONDED by Ald. Harcourt
 THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) In the construction of the Arthur Laing Bridge columns were placed on City streets which now requires the relocation of 75th Avenue at Hudson Street;

THEREFORE BE IT RESOLVED THAT all that portion of 75th Avenue dedicated by the deposit of plan 3069 adjacent to Lot 20, Block 2, Subdivision "Y", District Lot 318, Plan 3069 included in plan sworn to by B.L. Rathbone, B.C.L.S., on January 12th, 1976, a print of which is attached hereto; be closed, stopped up and conveyed to Her Majesty the Queen in Right of Canada; and

FURTHER BE IT RESOLVED THAT the said closed street be subdivided with abutting lands; and

FURTHER BE IT RESOLVED THAT the Crown convey to the City a portion of Lot 13, Block 2, said Subdivision "Y" for road purposes.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying
& Subdividing (S.W. Marine Drive
at Hudson Street)

MOVED by Ald. Gibson
 SECONDED by Ald. Harcourt
 THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) In the construction of the Arthur Laing Bridge columns were placed on City streets which now requires the relocation of S.W. Marine Drive at Hudson Street;

THEREFORE BE IT RESOLVED THAT all that portion of S.W. Marine Drive adjacent to Lot "B", Block 1, District Lot 318, Plan 14774 included in plan sworn to by B.L. Rathbone, B.C.L.S., on March 24th, 1976, a print of which is attached hereto; be closed, stopped up and conveyed to Her Majesty the Queen in Right of Canada; and

FURTHER BE IT RESOLVED THAT the said closed street be subdivided with abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)C. Closing, Stopping Up & Consolidating
(Tyne, Euclid, Melbourne and Foster)

MOVED by Ald. Gibson
 SECONDED by Ald. Harcourt
 THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The City owns all the lots in the block bounded by Tyne Street, Euclid Avenue, Melbourne Street and Foster Avenue;
- (3) The "T" lane separating the lots is no longer required for highway purposes;
- (4) It is proposed to use the block for a housing development;

THEREFORE BE IT RESOLVED THAT all the "T" lane dedicated by the deposit of plan 2587 lying between the northerly production of the westerly limit of Lot 20, Block 7, District Lots 36 and 49, Plan 2587; the northerly production of the easterly limit of Lot 21, said Block 7 and a line joining the southeasterly corner of Lot 14, except that part included in Plan 5493, said Block 7 to the southwesterly corner of Lot 27, except that part included in Plan 5493, said Block 7; the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 12, 1977, and marginally numbered LF 8204, a print of which is hereunto annexed, be closed, stopped up and title taken thereto; and

FURTHER BE IT RESOLVED THAT the said closed lane be consolidated with the abutting lands to form one parcel;

- CARRIED UNANIMOUSLY

D. Closing, Stopping Up & Subdividing
(Lane South of 69th Avenue, West
of Ash Street)

MOVED by Ald. Gibson
 SECONDED by Ald. Harcourt
 THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The portion of lane lying between Lot 20, Block 21 (Plan 2399) and Lot 20, Block 22 (Plan 2868), both of Block D, District Lot 319, 324 and part of 323, was dedicated by the deposit of Plans 2399 and 2868 and is no longer required due to the lane being diverted north to 69th Avenue;
- (3) The City of Vancouver is subdividing the said Lot 20, Block 21, the said Lot 20, Block 22 and the adjacent City lands to form one parcel;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plans 2399 and 2868 lying between the northerly production of the westerly and easterly limits of Lot 20, Block 22, Block D, District Lots 319, 324 and part of 323, Plan 2868, the same as shown outlined red and green on plan prepared by G. Girardin, B.C.L.S., dated February 28, 1977, and marginally numbered LF 8129, a print of which is attached hereto, be closed, stopped up and title taken thereto; and

FURTHER BE IT RESOLVED THAT the lane so closed be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by
Alderman Puil and recognized by the Chair:

Burrard-Arbutus Connector

MOVED by Ald. Puil

THAT WHEREAS traffic problems are being compounded in
the Point Grey Road area and in the Kitsilano area generally;

AND WHEREAS the Burrard-Arbutus Connector offers a
future solution to the traffic problems extending from
Burrard Bridge to Point Grey;

AND WHEREAS none of the property acquired for the physical
right-of-way of the connector has been disposed of;

THEREFORE BE IT RESOLVED THAT the City leave future
options open by not disposing of the properties required for
the Arbutus Connector:

AND FURTHER THAT the City withdraw its offer to the
G.V.R.D. to lease a portion of the aforementioned land for
housing purposes.

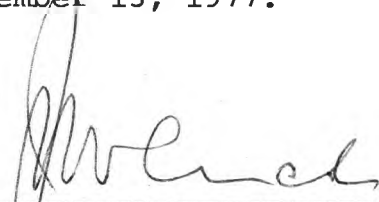
(Notice)

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The Council adjourned at 3:30 p.m.

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The foregoing are Minutes of the Regular Council Meeting
of August 23, 1977, adopted on September 13, 1977.



MAYOR



DEPUTY CITY CLERK

MANAGER'S REPORT, August 19, 1977 (WORKS: A-1 - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of East 8.5 Feet of McLean Drive
from Pender Street to the Lane North

The City Engineer reports as follows:

"The owner of the properties formerly the N $\frac{1}{2}$ and S $\frac{1}{2}$ on the east side of McLean Drive from Pender Street to the lane north received a development permit for the construction of a new commercial building on the site. A prior to condition was the consolidation of the site and the dedication of the westerly 8.5 feet of the new site for the future widening of McLean Drive.

Subdivision Plan 16550 has been deposited in the Land Registry Office. This plan created Lot "B" and dedicated the westerly 8.5 feet for road at no cost to the City.

The owner has requested the use of this dedicated strip until it is required for the physical widening of McLean Drive. This widening is not expected to take place in the near future.

I recommend that the 8.5 feet portion of road dedicated by Plan 16550 be closed, stopped up and leased to the owner of abutting Lot "B", Block 5, Subdivision "C", District Lot 183, Plan 16550, subject to the following conditions:

- (a) The lease to be for a ten-year term at an nominal rental of ten dollars for the term.
- (b) The lease to contain a 6-month notice of cancellation if the area is required for municipal purposes.
- (c) The area to be used in conjunction with the office use of the building on Lot "B".
- (d) The area not to be used for storage pruposes.
- (e) An agreement satisfactory to the City Engineer and the Director of Legal Services. "

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

2. Streets Capital Appropriation - Burlington Northern Railway
Crossing on Quebec Street - North of First Avenue

The City Engineer reports as follows:

"In the 1977 Basic Streets Capital Budget, funds were approved for the completion of the South By Pass which includes this portion of Quebec Street. Part of the work involves automatic crossing protection at the Burlington Northern Railway tracks north of First Avenue. The cost is estimated to be \$50,000.

Funds for this purpose are available in Streets Capital Account 148/7938 - South By Pass Unappropriated.

I recommend that

The sum of \$50,000 be approved for automatic crossing protection on Quebec Street north of First Avenue.

The Director of Finance be instructed to appropriate \$50,000 from Streets Capital Account 148/7938 for account 146/5916."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

Continued

CONSIDERATION3. Local Improvement "On the Initiative"
Pavement and Curbs on Inverness Street, 15th to 18th (443/31)

The following letter, dated August 2nd, 1977, has been received from Mr. L.J.C. Jarvis of 1117 East 17th Avenue:-

"To the Mayor and Council:-

My neighbor and I attended the Court of Revision you held on July 26 at 7:30 p.m. to deal with protests in plans for pavements and curbs on 17th Ave. East - Windsor to Inverness. This was defeated by a canvass of the affected residents. A similar canvas was made on Inverness St. but was not successful by reason of out of town work by one part owner and holidays of another. During the past week end these people were contacted and their signatures are on the attached list.

Hopefully you will see fit to accept their wishes on the rejection of the paving."

The City Engineer reports:-

"The project for pavement and curbs on Inverness Street from 15th Avenue to 18th Avenue was one of 27 in the Mount Pleasant N.I.P. Triangle which came before a Court of Revision on 26 July. A Notice of Objection had been filed within the month allowed by the Charter but was insufficiently signed because of 'half-signatures'. Mr. Jarvis states that he was unable to get these made good in time because owners were out of the City. He has now submitted a new Notice of Objection on which one of the half-signatures has been made good. The Collector of Taxes' counts are:-

	<u>As submitted in time allowed</u>	<u>As now submitted</u>
Total Number of Owners	11	11
Required to Defeat	6	6
Signatures Accepted	5	6
Half-Signatures	3	2

The six properties for which signatures are now accepted have an assessed value less than the 'more than half' required to defeat (\$95,915, compared to \$102,499 required).

Mr. Jarvis is asking that Council not proceed with this project and, in so doing, give effect to a Notice of Objection:

- (a) filed after the time allowed by the Charter;
- (b) with objections sufficient in number, but insufficient in value to defeat the project.

It is noted that paving and curbing of local residential streets is normally by Petition requiring at least two-thirds of the owners in favour.

PROCEDURE:

This project was one of a number undertaken by a Motion of Council on 26 July, 1977.

- If Council still wishes the project to proceed it should take no action on Mr. Jarvis' letter;
- If Council does not now wish the project to proceed, it should amend the 26 July Motion to delete Item 31 of Schedule 443 from the list of projects undertaken."

The City Manager submits the matter to Council for CONSIDERATION.

SOCIAL SERVICE & HEALTH MATTERSRECOMMENDATION1. Long Term Care

The Minister of Health, the Honourable R. H. McClelland, in a letter dated August 3, 1977 (copy circulated), asked the City of Vancouver to accept the responsibility for administering the Province's Long Term Care Program; all costs to be covered by the Province of British Columbia.

The Medical Health Officer reports as follows:

"The Long Term Care Program

It is planned that all persons in British Columbia will be eligible for personal care, intermediate care and extended care at a patient charge of \$6.50 per day effective January 1, 1978, and that before recommending any institutional care attempts will be made to arrange for an augmented home care service (including more homemaker service). This program has been requested by professional bodies, community organizations, senior citizen groups and concerned individuals for many years. Present long term care costs have been a great financial burden for thousands of families.

There will be no charge for home management except for the homemaker component for which some charges will be made based on income. This program, though mainly concerned with the elderly, will also cover the mentally ill, the handicapped, and will later apply to long term care for children.

For the elderly, the planning figures are for seven per cent (7%) of those over 65 to be covered in some level of institutional care and an additional eight per cent (8%) to be covered under home management.

This universal program is to replace present like placements under the Department of Human Resources and the Vancouver Resource Board on behalf of persons on public assistance, but will also cover all British Columbia residents regardless of income.

The Proposed Procedures

The patient, a family member, a physician or institution may request service. It is proposed that all local Health Departments in British Columbia would organize an assessment and placement service. A staff member would respond to the request, make an assessment and seek either resources for home management or a care facility appropriate to the degree and nature of the disability. Follow-up after placement is also required.

The Task in Vancouver

The following difficulties will be encountered in organizing and managing this Program in Vancouver.

A. The Size of Service Need

In addition to the handicapped and mentally ill, there are approximately 25% of British Columbia's over 65 population resident in Vancouver. Approximately 60,000 Vancouver residents over 65 will require 4,200 institutional placements and 4,800 will require home management according to the 7% and 8% formula.

B. The Complexity

Vancouver is not self-sufficient in care resources. A deficiency is very apparent at the intermediate care level. This means that many placements across municipal boundaries will have to be negotiated. In addition some of Vancouver's specialized resources will attract placement into Vancouver from outside.

The distribution of care facilities within Vancouver is grossly uneven, which means that assessment staff in health units will have to refer persons to other parts of the City for placement. This makes the task much more complex than in a self-sufficient, smaller community. We will find it necessary to operate a central resource and patient registry.

Clause No. 1 cont'dC. Accommodation

Since assuming responsibility for Home Care on October 1, 1976, the Vancouver City Health Department has no office space for either field or central operations.

D. The Timetable

To date, no cash or personnel resources are available to Vancouver. It is going to be exceedingly difficult to set up new offices, administration, registry and field staff in only four and one-half months.

E. Budget

The Long Term Care Program will probably cost \$138 million in B.C. and \$35 million in the City. It is estimated that on a continuing basis, about 5% of the budget will be needed for administration and patient assessment, placement and follow-up. The staff required for this has to be appointed to start work well before January 1, 1978. This will be a very difficult task which can only be accomplished if the City is granted a large degree of autonomy and flexibility. Hence, it is essential that the City be assigned as soon as possible a global budget figure for the administration and assessment, and be given the authority to make appointments and expenditures within that figure, but monitored by a Provincial Health Department official.

Recommendations

That the City of Vancouver accept responsibility for the organization and administration of the Long Term Care Program in the City, under the general direction of the Community Care Licensing Board, but only on the conditions:

- (a) That 100% of all approved costs be borne by the Provincial Government
- (b) That the Province provide the City, before the end of September, with a global budget figure for the present fiscal year, and with sufficient authority and flexibility to appoint staff and to begin operations immediately.

The City Manager RECOMMENDS that the recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 690

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Cedar Cottage N.I.P. Appropriation:
Commercial Street Walkway Beautification -
22nd Avenue/Kingsway

The Director of Planning reports as follows:

"One of the priorities of the Cedar Cottage N.I.P. Concept Plan is to improve the general appearance and living environment of the area. One proposal under this priority is to develop a walkway and improve the street and gutters along Commercial Street between 22nd Avenue and Kingsway (on attached Appendix I).

The preliminary plan was prepared by the Planning and Engineering Departments. This plan was distributed to and discussed with residents along the street and they generally endorsed it.

The first step in implementing the plan was taken when a resident property owner applied for a local improvement petition so that curbs and gutters would be installed. The petition has met all the conditions of the Engineering Department and was approved by Council at the Court of Revision on Tuesday, July 26, 1977. The second step in implementing the plan was completed when Council, on February 24, 1976 approved the purchase of four city-owned lots from the Cedar Cottage N.I.P. accounts for dedication to this walkway project.

The third and final step is to undertake the implementation of the planting, the additional lighting and other beautification details. The Engineering Department cost estimate for this work is \$38,850. The N.I.P. Committee recommends that Council approve this appropriation from the Cedar Cottage N.I.P. Accounts for these estimates (Appendix II).

N.I.P. funds in the amount of \$38,850 will be transferred from the Land Social Housing Account (894/9020) to the Recreational Facilities Account (824/2021) for the tree planting, street furniture, lighting, etc.

C.M.H.C. and the Province concur with the above proposals.

The Director of Planning RECOMMENDS:

THAT Council approve the appropriations from the Cedar Cottage Neighbourhood Improvement Program of \$38,850 from the Land Social Housing Account to the Recreational Facilities Account for the planting, lighting and other beautification details.

Costs would be shared as follows:

C.M.H.C.	\$19,425.00
Province	\$ 9,712.50
City	\$ 9,712.50."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Kitsilano N.I.P. Appropriation:
Kitsilano Neighbourhood House - Grounds Improvements

The Director of Planning reports as follows:

"On May 10, 1977 City Council approved expenditure of up to \$5,000 from the Kitsilano Neighbourhood Improvement Program budget to hire a consultant to work with the staff and Board of Kitsilano Neighbourhood House to prepare working drawings and detailed cost estimates for improvements to the Kitsilano Neighbourhood House grounds.

Plans satisfactory to the Kitsilano Citizens Planning Committee and the Kitsilano Neighbourhood House Board have been prepared, and a development permit application has been made. The consultant has submitted an estimate of \$68,000.00 to complete the project in addition to the \$5,000 already allocated to pay the Consultant's fees. .

Clause 2 Cont'd

The City Architect has been requested to co-ordinate the tendering and construction phases of the project. The purpose of this report is to seek City Council approval of the estimate and authorize calling of tenders on the work.

Once the bids have been received they will be assessed by the Kitsilano Citizens Planning Committee, Planning Department staff and Construction and Maintenance staff. A recommendation will then be forwarded to the City Manager for his approval.

At present, there are insufficient funds remaining in the Recreation Facilities budget. There is still some money (approximately \$35,775) left in the Social Housing budget; however, there is not enough remaining to purchase a developable site and it is felt that no further properties should be purchased until the existing NIP sites have been dealt with. Therefore, all of the money remaining in the Recreation Facilities category (\$35,592) should be allocated to this project, with the remainder needed (\$32,408) to come from the Social Housing category.

C.M.H.C. and the Kitsilano Site Office Co-ordinator have reviewed and concur with the above proposal.

The Director of Planning RECOMMENDS:

- (A) That City Council approve the expenditure of up to \$68,000 (sixty-eight thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget (\$35,592 from the Recreation Facilities category and \$32,408 from the Social Housing category) for the purpose of improving the grounds of Kitsilano Neighbourhood House. This amount will be cost shared as follows:

Federal	\$34,000
Province	\$17,000
City	\$17,000
TOTAL	\$68,000.
	=====

- (B) That City Council authorize the calling of tenders on the work."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

3. Grandview-Woodland N.I.P. Appropriation of Funds:
Multilingual Orientation Service Association for
Immigrant Communities (M.O.S.A.I.C.)

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of \$90,500.00 for improvements to social services in the area. The Concept Plan identified improvements to social service agency office space as a priority in this category of N.I.P. expenditures. The purpose of this report is to recommend the appropriation of funds for improvements to office space at 924 Commercial Drive for the Multilingual Orientation Service Association for Immigrant Communities (M.O.S.A.I.C.).

M.O.S.A.I.C. offers counselling, interpretation and translation services and liaison with community organisations in nineteen languages, as well as 911 emergency line translation in seventeen languages. There is presently a staff of 14 paid workers and 120 volunteers. The service is community based, operating from a leased store front at 924 Commercial Drive. Operating funds for M.O.S.A.I.C. and its predecessors, Language Aid and Multilingual Social Service, have been provided on a year-to-year basis for the past five years. Funding is presently secure until March 31, 1978. Approximately 50 per cent of regular operating funds is provided by the Vancouver Resources Board; 40 per cent is provided by the Federal Department of Manpower and Immigration under a Purchase of Service Agreement; and the remaining 10 per cent is provided through

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Clause 3 Cont'd

the Social Planning Department of the City of Vancouver. In addition, Canada Works funding has been provided for a group of seven workers until March, 1978. Funding has not been adequate to provide for the rental or purchase of furnishings and office equipment necessary to operate these services properly.

The Grandview-Woodland N.I.P. Committee believes that the use of M.O.S.A.I.C. services by members of the community could be increased through the provision of properly equipped office space. All of the equipment that has been requested by M.O.S.A.I.C. is movable; hence public benefit from its use would not be affected by a change in the office location. M.O.S.A.I.C. presently has a three year lease on its office premises, with an option for renewal for a further three years. Should M.O.S.A.I.C.'s operation be terminated at some future time due to non-renewal of operating funds, the furnishings and equipment could be re-assigned by the City of Vancouver to other social services agencies, preferably in the Grandview-Woodland area, in consultation with the Social Planning Department and Grandview-Woodland citizens' organizations.

The Central Mortgage and Housing Corporation has been advised of this proposal and concurs with the recommendation for funding of this project. The total cost would be \$10,000.00.

The Director of Planning RECOMMENDS that Council approve the expenditure of \$10,000.00 from the implementation stage of the Grandview-Woodland N.I.P. (Social Services) for the purchase of office equipment and furnishings for the Multilingual Orientation Services Association for Immigrant Communities, costs to be shared as follows:

C.M.H.C.	=	\$5,000.00
Province of B.C.	=	\$2,500.00
City of Vancouver	=	\$2,500.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Mt. Pleasant N.I.P. Improvements to Robson, South China Creek and Sunnyside Parks

The Director of Planning reports as follows:

"On September 28, 1976 City Council approved the N.I.P. Concept Plan for the Mt. Pleasant Triangle.

The N.I.P. allocation to parks improvements totals \$369,000. Of this amount it is recommended that \$358,033. be appropriated as follows: Robson \$171,574., South China Creek \$173,325. and Sunnyside \$13,134. The remaining \$10,967 for park improvements is reserved for Sunnyside Park and will be held in abeyance until 1978 at which time further recommendations concerning Sunnyside Park will be made.

The recommended allocations are the result of extensive discussion between the local N.I.P. Committee, planning staff, Park Board staff and other interested groups. The N.I.P. Committee endorsed these allocations in July, 1977. The Park Board have agreed to commence implementation on the parks in September, 1977.

The attached cost estimates from the Park Board (Appendix I) outline the estimated expenditures for the 3 parks to a total of \$358,033. The map in Appendix II shows the 3 parks in the N.I.P. area.

Cont'd . . .

Clause 4 Cont'd

As part of the South China Creek Park improvements a closure of East 10th Avenue from Keith Drive to the lane west of Clark Drive will be implemented - approved by Council on September 28, 1976. The City Engineer will implement the closure at the same time the park improvements are undertaken. All lands adjacent to the closure, except one property, are owned by the City. The closure will eliminate access to one flanking owner's carport (2606 Keith Drive). The property owner has agreed to the closure providing N.I.P. funds are used to rebuild the carport to exit via the existing lane. The Law Department has prepared a letter of authorization for the owner's signature. Two contractors' estimates have been obtained for reconstructing the carport. It is recommended that up to \$7000 Mt. Pleasant N.I.P. contingency funds be made available for this purpose.

The City Engineer estimates the cost of engineering work to be done in relation to the closure of East 10 Ave. to be \$11,500. This will cover the cost of closing the lane East of Keith Dr., constructing a garbage truck turnaround, safety fencing, minor raising of lane grade and pavement/curbs to close East 10 Ave. at Keith and at the lane west of Clark. It is recommended that \$11,500 be appropriated from the Mt. Pleasant N.I.P. budget, services/utilities account for this purpose.

Some of the legal parcels in South China Creek Park have not yet been turned over to the Park Board's jurisdiction. It is therefore recommended that all remaining lands in South China Creek Park not under the care, custody and management of the Park Board be turned over to the Park Board (being lots 13-15 Subdivision A Blk 159 D.L. 264A lots 17-24 and 29-36 Subdivision B Blk 159 D.L. 264A; lots 14-18 Subdivision D Blk 159 D.L. 264A). C.M.H.C. has concurred with all aspects of the Mt. Pleasant N.I.P. park improvements.

Cost sharing of the recommended \$358,033. N.I.P. expenditure will conform to the standard N.I.P. social/recreational formula, namely:

Federal	50%	\$ 179,016.50
Provincial	25%	89,508.25
City	25%	89,508.25
TOTAL		\$ 358,033.00

The Director of Planning therefore RECOMMENDS:

- A) THAT Council approve a maximum of \$358,033. to be appropriated from the Mt. Pleasant N.I.P. Social/Recreational Account #896-9215, towards improvements to Robson (\$171,574.), South China Creek (\$173,325.) and Sunnyside (\$13,134.) Parks, as per the above cost sharing formula.
- B) THAT Council approve a maximum of \$7,000. (50% Fed.; 25% Prov.; 25% City) to be appropriated from the Mt. Pleasant N.I.P. Contingencies Account #896-9219, towards reconstruction of the carport at 2606 Keith Drive and THAT all agreements in this respect be drawn to the satisfaction of the Director of Legal Services.
- C) THAT Council approve a maximum of \$11,500. (25% Fed.; 12.5% Prov.; 62.5% City) to be appropriated from the Mt. Pleasant N.I.P. Services/Utilities Account #896-9217, towards engineering work associated with the closure of East 10 Ave. from Keith Dr. to the lane west of Clark Dr.

Cont'd . . .

Clause 4 Cont'd

- D) THAT Council turn over all remaining lots in South China Creek Park to the care, custody and management of the Park Board - being lots 13-15 Subdivision A Blk. 159 D.L. 264A; Lots 17-24 and 29-36 Subdivision B Blk. 159 D.L. 264A; Lots 14-18 Subdivision D Blk. 159 D.L. 264A."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

5. Enclave 16 - Champlain Heights

The Project Manager, Champlain Heights Development Group reports as follows:

June 14th, 1977, Vancouver City Council accepted an offer from Community Builders to lease Enclave 16 in Champlain Heights. This offer was subject to the following condition:

"Community Builders agree that if the City grants me a development permit, which I agree to apply for within 60 days after the date of acceptance of this offer by Council, permitting development of Enclave 16 as a strata title project having the particulars set out on page 2.1 of item 4C of the tender documents and I fail to enter into a lease of the property within one hundred and twenty (120) days after the date of acceptance of this offer by City Council, then my deposit shall be forfeited to the City as liquidated damages for such failure and not as a penalty and the same shall become the absolute property of the City provided the City will permit development and sale in 4 phases of not more than 25 units each, phase 1 within 6 mos.; phase 2 within 12 mos.; phase 3 within 18 mos. without accelerating the payment dates for the tender price."

This subject clause was discussed with the Director of Planning and the Director of Legal Services prior to Council accepting the offer and while the Director of Planning cannot guarantee the issuance of a development permit, it was agreed that a development permit application could be processed within the stated time frame.

Community Builders have been working on the development permit drawings. However, when these were reviewed by the Project Manager and the Co-ordinating Architect, certain basic changes were required. The Project Manager and the Developer agreed that it would be unproductive to submit an unacceptable development permit application simply to satisfy this time deadline. It was therefore suggested that the Developer request an extension - this was agreed and Community Builders has submitted a letter asking for a thirty-day extension. This extension would also apply to the period of time in which the City would process the application.

In view of the foregoing, the Project Manager recommends:

THAT a thirty-day extension be granted to Community Builders for filing a development permit application and the same thirty-day extension be added to the time allocated for processing of the application and preparation of the lease documents.

The City Manager RECOMMENDS approval of the foregoing recommendation of the Project Manager, Champlain Heights Development Group.

6. Ground Leases - False Creek

The Director of Finance reports as follows:

"In the False Creek development, a condominium project was built on Lot 9 by Frank Stanzl Construction Ltd. The Lot 9 lease has recently been subdivided into 48 individual strata lot leases.

Under the terms of those leases, the lessee has the option of choosing between four different rental schedules, with the requirement that the election of the particular rental schedule to be applied be made

Clause 6 Cont'd

on September 1, 1977. Frank Stanzl Construction Ltd. advises that there are ten strata lots remaining unsold and it has been requested that the option date of September 1, 1977 be deferred for those strata lot leases until those units are sold. Frank Stanzl Construction Ltd. has agreed to pay rent on those unsold units for the period of deferment at a rate 19% higher than is presently being paid.

It is recommended that the option date for election of the rental schedule for the ten unsold units in Lot 9, False Creek be deferred to the earlier date of March 1, 1978 or the date of assignment of the unit."

The City Manager concurs with the recommendations of the Director of Finance and RECOMMENDS approval.

7. Lease and Sublease to Greater Vancouver Floating Home Co-operative (Area 6 - False Creek)

The Director of Finance and the Director of Legal Services report as follows:

"On October 19, 1976 Council approved the taking of a 60-year lease of a waterlot in Area 6, False Creek from the Provincial Government and the granting of a 45-year sublease to the Greater Vancouver Floating Home Co-operative for a mixed liveaboard subdivision and pleasure craft marina. At the same time Council approved a 59-year lease to the Floating Home Co-op of adjacent City-owned land for construction of an underground parking garage to provide parking for the liveaboard residents and marina users. After construction of the parking garage the City has reserved use of the surface as a play field.

Since the underground garage is to be used for the marina, the terms of the two leases should coincide. It is now proposed that the term of the waterlot sublease be increased from 45 years to 50 years and the term of the parking garage lease be decreased from 59 to 50 years. The Co-operative and the Provincial Government have consented to this re-arrangement.

It is recommended that the term of the lease and sublease both be 50 years as outlined in this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance and the Director of Legal Services be approved.

FINANCE MATTERS

A-7

RECOMMENDATION

1. Safety Chains for City of Vancouver Trailers

The City Engineer and Director of Finance report as follows:

To finance the upgrading and standardization of trailer safety chains, on City of Vancouver trailerized equipment, will require \$18,000.00. The majority of expenditure incurred will be to upgrade the older (15-30 year old) work trailers, to ensure compliance with the B.C. Motor Vehicle Act. These funds can be allocated from the \$76,623.00 of Unappropriated Reserve in the Account for the Purchase of Additional Trucks and Heavy Equipment.

The proposed refit will be carried out on a total of 202 units, including Work Trailers, Transport Trailers, and Trailerized Equipment. These units are split into two categories: 3,000 lb. and 6,000 lb. trailers. The estimated cost per assembly to cover components and installation is \$100.00 for 6,000 lb. trailers and \$75.00 for 3,000 lb. trailers.

Modification costs for all units is estimated to be \$18,000.00 including the cost of an alloy chain cutter (\$400.00). It is estimated that the conversion will take approximately 12 months to complete if we schedule conversion at one unit per day.

The City Engineer RECOMMENDS that \$18,000 be allocated from the \$76,623.00 of Unappropriated Reserve (Account #4831-995 Purchase of Additional Trucks and Heavy Equipment) for the upgrading of tow hitch safety chain on all City trailerized equipment."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

2. Capital Funds for Back-up Radios in the Fire Department Dispatch System

The City Engineer reports as follows:

"Funds were approved in the 1976 Capital Budget for Phase 1 of a new Fire Dispatch System which utilizes voice dispatching over wire lines. Funds for Phase 2, the provision of back-up radios to provide an alternate voice communication path to the firehalls, are included in the 1979 portion of the Five-Year Capital Plan. The detailed design work of Phase 1 indicates that the complexity and uniqueness of the interconnection between Phases 1 and 2 make it advisable to have the equipment of both phases supplied and installed at the same time.

I RECOMMEND that \$85,000 for back-up radios in the Fire Dispatch System be transferred from the 1979 to the 1977 Basic Capital Budget to allow Phases 1 and 2 dispatch equipment to be purchased and installed together."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

3. Investment Matters (Various Funds) June 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of June 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JUNE 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
June 1	Mercantile Bank of Canada	June 2/77	\$ 1,000,000.00	\$ 999,787.70	1	7.75
1	Bank of Montreal	Sept.30/77	1,023,868.49	1,000,000.00	121	7.20
2	Royal Bank of Canada	June 3/77	1,000,164.38	1,000,000.00	1	6.00
3	Bank of Montreal	June 7/77	1,000,684.93	1,000,000.00	4	6.25
6	Greater Vancouver Water District	June 7/77	1,000,227.40	1,000,000.00	1	8.30
7	Greater Vancouver Water District	June 16/77	1,001,792.60	1,000,000.00	9	7.27
8	Bank of British Columbia	Nov.15/77	1,031,868.49	1,000,000.00	160	7.27
10	Mercantile Bank of Canada	Sept.1/77	1,016,372.60	1,000,000.00	83	7.20
15	Bank of British Columbia	Nov.15/77	2,576,080.82	2,500,000.00	153	7.26
15	Bank of Canada	June 16/77	1,000,212.33	1,000,000.00	1	7.75
16	Bank of British Columbia	Nov. 1/77	1,541,173.15	1,500,000.00	138	7.26
16	Mercantile Bank of Canada	Sept.1/77	1,015,189.04	1,000,000.00	77	7.20
20	Royal Bank of Canada	June 21/77	1,000,164.38	1,000,000.00	1	6.00
21	Bank of British Columbia	Nov. 2/77	1,026,506.30	1,000,000.00	134	7.22
21	Royal Bank of Canada	June 22/77	1,500,267.12	1,500,000.00	1	6.50
22	Canadian Imperial Bank of Commerce	Sept.30/77	2,039,041.10	2,000,000.00	100	7.125
22	Canadian Imperial Bank of Commerce	Oct. 14/77	2,555,633.56	2,500,000.00	114	7.125
23	Bank of British Columbia	Sept.15/77	1,016,270.68	1,000,000.00	84	7.07
28	Toronto Dominion Bank	Oct.31/77	2,049,520.55	2,000,000.00	125	7.23
29	Bank of British Columbia	Nov.15/77	2,055,371.51	2,000,000.00	139	7.27
29	Mercantile Bank of Canada	Aug.26/77	1,998,830.51	1,976,220.00	58	7.20
30	Royal Bank of Canada	July 5/77	1,000,821.92	1,000,000.00	5	6.00
			<u>\$30,450,061.86</u>	<u>\$29,976,007.70</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
June 8	City of Vancouver 9.25%	Sept.1/90	\$ 10,000.00	98.50	\$ 9,850.00	13/3	9.45
10	City of Vancouver 6.00%	June 15/80	1,000.00	94.00	940.00	3/-	8.29
14	City of Vancouver 9.00%	June 14/82	37,962.88	100.00	37,962.88	5/-	9.00
15	City of Vancouver 9.00%	June 15/92	5,666.65	100.00	5,666.65	15/-	9.00
15	City of Vancouver 6.00%	June 15/80	30,000.00	93.85	28,155.00	3/-	8.30
15	City of Vancouver 9.00%	June 15/92	1,223,291.94	100.00	1,223,291.94	15/-	9.00
15	City of Vancouver 9.00%	June 15/92	1,436,360.15	100.00	1,436,360.15	15/-	9.00
15	City of Vancouver 9.00%	June 15/87	169,149.06	100.00	169,149.06	10/-	9.00
27	City of Vancouver 6.25%	Apr. 15/80	3,000.00	95.20	2,856.00	2/10	8.20
29	City of Vancouver 10.00%	Dec. 16/94	49,000.00	103.00	50,470.00	17/6	9.64
30	City of Vancouver 5.00%	May 1/78	15,000.00	98.16	14,724.00	-/10	7.25
			<u>\$2,980,430.68</u>		<u>\$2,979,425.68</u>		

Cont'd...

Clause No. 3 Continued:

<u>Chartered Bank Deposit Receipts & Government Notes</u>						<u>Days</u>	
June 14	Bank of British Columbia	June 15/77	3,000,595.89		3,000,000.00	1	7.25
			<u>\$5,981,026.57</u>		<u>\$5,979,425.68</u>		

3. CEMETERY CARE FUND (PURCHASES)

<u>Debentures</u>						<u>Term Yrs.Mos.</u>	
June 16	City of Vancouver	5.5% Dec.1/77	\$ 1,000.00	98.88	\$ 988.80	-/5	8.00
16	City of Vancouver	5.5% Mar.1/78	1,000.00	98.09	980.90	-/8	8.30
16	City of Vancouver	5.5% Mar.1/79	5,000.00	95.53	4,776.50	1/8	8.35
16	City of Vancouver	10.0% Dec.16/94	25,000.00	103.00	25,750.00	17/6	9.64
			<u>\$ 32,000.00</u>		<u>\$ 32,496.20</u>		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JUNE 30, 1977.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$ 65,184,152.27</u>	<u>\$ 63,375,192.90"</u>

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

4. False Creek Co-op Housing Association Land Lease
in False Creek - Earthquake Insurance

The Director of Finance reports as follows.

"All ground leases in False Creek require the lessees to obtain earthquake insurance on their buildings. This requirement was for the purpose of insuring that, if an earthquake occurs, there will be funds to rebuild and that, at the end of the lease there will be a building on the land. At the end of the lease, some of the buildings revert to the lessor, being the City, but the City would have to buy all the "market" buildings.

However, insurance against earthquake is not common in Vancouver. Most property owners do not insure their properties against earthquakes because the cost of such insurance can increase premiums by 30% to 50% over normal insurance.

The False Creek Co-operative Housing Association has requested that the clause in their lease that requires earthquake insurance be modified to eliminate this requirement as the cost of earthquake insurance increases their costs by 45%. They further note that no City buildings are covered for earthquake damage and, in fact, very few buildings in the lower mainland have such coverage. This is true.

Cont'd...

Clause No. 4 Continued:

In light of the overall lack of earthquake insurance, and the cost burden obtaining such insurance would place on the association, I do not believe the requirement for earthquake insurance should be enforced and would therefore

RECOMMEND that Council not enforce the earthquake insurance requirement in the False Creek Ground Lease with the False Creek Co-operative Housing Association."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

5. Immediate City Metric Conversion Requirements

The City Engineer reports as follows:

"On March 15, 1977, City Council approved the metric conversion program for the City. The program included plans for the creation of a Metric Conversion Committee to 'develop conversion plans for their civic departments, develop conversion budgets, and schedule training and educational seminars where necessary'. The Committee has now held four meetings; conversion plans within civic departments are under development, and a training seminar for committee members and key staff has been held.

It became immediately apparent that if the City is to keep pace with the national conversion program, then it would have to acquire the tools required to operate in the metric system. The following key events have been determined as having the greatest, most immediate impact upon the City:

July, 1977	- Land surveying goes metric
September, 1977	- Road signs (speed, distance and vertical clearance) go metric
January, 1978	- Construction goes metric.

Investigations of immediate budget requirements by each civic department have been compiled through the Metric Conversion Committee for items that will be required to comply with conversion events occurring prior to next year's budget. The items and costs are as follows:

Manual and Electronic Converters	\$ 735.00
Drafting Equipment	995.00
Survey Equipment	600.00
Measuring Tapes	1,050.00
Personal Weighing Scales	6,600.00
Vehicle Weighing Scales	400.00
Literature & Education	600.00
Miscellaneous	<u>620.00</u>
Total	\$11,600.00

The Director of Finance advises that funds are available from the contingency reserves.

I RECOMMEND that \$11,600.00 be provided from Contingency Reserve for purchase of metric equipment in 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Vancouver's Role in a Conserver Society
Energy Conference - Grant Request for Travel Costs

City Council on June 14th, 1977 when considering a communication from Alderman Harcourt on Vancouver's Role in a Conserver Society, passed the following resolution:

- "(a) Council establish a Steering Committee of the Planning & Development Cttee. to work with staff on the development of a Local Conserver Program.
- (b) The City sponsor with the UBC Department of Continuing Education (and possibly SFU) a workshop in the Fall on the civic role in resource conservation.
- (c) Council formally communicate with other levels of government to ask for cooperation and support in the Vancouver program...."

The City Manager has received the attached letter from the Co-ordinator of the proposed Energy Conference which will be held in Vancouver, October 26th-28th, 1977 at the Hotel Georgia. It is anticipated that registration fees (\$100 per person) will cover all costs of administration, hotel rental etc. but will not cover the costs of bringing to the Conference the desired speakers and resource people from other parts of Canada. In return for accepting, without charge, an unlimited number of Aldermen and Staff at the Conference, the Centre for Continuing Education is requesting a grant of \$2,500 to help defray these travel costs.

The Comptroller of Budgets & Research advises that if this grant request is approved the source of funds will be Contingency Reserve.

In view of the Council resolution that Council co-sponsor the workshop, the City Manager RECOMMENDS that Council approve a grant of \$2,500 towards defraying travel costs for speakers attending the proposed Energy Conference.

7. Roddan Lodge - 124 Dunlevy Avenue Operating Cash Advance and Staffing.

The Supervisor of Properties reports as follows:

"City Council on January 11, 1977 approved the recommendation of the Director of Finance and the Director of Social Planning that the management of the Roddan Lodge be the responsibility of the Properties Division.

The first tenants will move in October 1st, 1977 and it is necessary to have staff on site to accept delivery of furniture and equipment.

Approval is required from City Council for appointment of a Manager and three Building Service Workers I subject to the budget approval by Central Mortgage and Housing Corporation. Also, the City administrative services will have to be utilized to meet the needs of the operation prior to receiving payment from C.M.H.C. Approval is required from City Council to advance \$30,000 per month to the City of Vancouver Public Housing Corporation. At no time will it require more than \$100,000 and C.M.H.C. and B.C. Housing Management Commission will reimburse the City for the interim costs. B.C. Housing Management Commission will be advancing the rental supplement for a three month period as soon as they receive completed applications from the tenants.

Clause No. 7 Continued.

Recommended

- (a) That the Supervisor of Properties, in conjunction with the Director of Personnel Services, be authorized to appoint four staff members, two of these (the Manager and one Building Service Worker I) to be appointed in advance of CMHC approval of the budget.
- (b) That \$30,000 per month be advanced to the City of Vancouver Public Housing Corporation for interim operating costs necessary prior to C.M.H.C. and B.C. Housing Management Commission funding."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Sidewalk Cafe.

The City Engineer reports as follows:

"A new application to operate a sidewalk cafe has been received from the Old Spaghetti Factory, 53 Water Street (near Maple Tree Square).

The application has been considered and:

- the proposal is acceptable to the Health Department;
- the location is satisfactory from an Engineering Department standpoint;
- the Supervisor of Properties has determined an appropriate rental rate for the use of City sidewalk.

If approved, the Provincial Liquor Administration Branch will be so advised.

Accordingly, it is RECOMMENDED that a year to year lease agreement be executed with the Old Spaghetti Factory, with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver.

Further, that the Provincial Liquor Administration Branch be advised that City Council has no objection to the sale of liquor at this sidewalk cafe."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

CONSIDERATION9. Vessel "St. Roch" at the Maritime Museum.

The Director of Finance reports as follows:

"The vessel, St. Roch, is a National Historic Site under the Historic Sites and Monuments Act of the Federal Parliament. It is owned by the City of Vancouver having been transferred from the R.C.M.P. a number of years ago.

The Federal Government apparently wishes to acquire the St. Roch from the City of Vancouver and have been engaged in negotiations with the Museums and Planetarium Association for several years with a view to accomplishing this. Under the existing agreement with the Federal Government, the City is responsible for providing maintenance and shelter for the St. Roch in a manner satisfactory to the Minister, even though the Federal Government does pay the cost. If the City wished for some reason to terminate the existing agreement or close up the facility, the Federal Government has the right to require the City to reimburse them for the restoration costs related to the St. Roch (on the order of \$400,000).

Clause No. 9 Continued.

The latest draft version of the new agreement has just come into our hands and it would appear to contain a provision that the City will sell the St. Roch to the Federal Government for a price which is still not finalized but would appear to be on the order of \$150,000. However, the agreement also provides that the City must spend this money to build a new entrance to both the St. Roch and the Maritime Museum. The draft also removes some of the potential liability of the City and this is desirable.

The Centennial Maritime Museum including the seawall, the drydock for the St. Roch, the moving of the St. Roch and its original element of restoration, cost \$563,000 of which the City contributed \$218,000. The cost actually associated with the St. Roch appeared to have been something on the order of perhaps \$150,000. In addition, the City constructed the shelter for the St. Roch at a cost of approximately \$184,000 of which the City's share was approximately \$161,000. The new agreement does not appear to propose selling the shelter to the Federal Government but only the vessel itself. With this cost picture, it is not unreasonable to say that the City had no costs related to the St. Roch and that the City's contribution was entirely for the Maritime Museum and associated amenities.

We are advising the Museums and Planetarium Association of various items in the draft agreement that we wish to see adjusted but the primary concern at this moment is whether Council has any objection to selling the St. Roch to the Federal Government for a price which then must be spent on a new entrance to the St. Roch and Maritime Museum. The Federal Government would pay all the maintenance costs associated with the St. Roch including attendents.

It is therefore submitted for Council consideration as to whether they have any objection to selling the St. Roch to the Federal Government."

Your City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 69/4602.

MANAGER'S REPORT, AUGUST 19, 1977 (PROPERTIES: A9-1)

PROPERTY MATTERS

RECOMMENDATION

1. Victory Hotel, 391 Powell Street

The Supervisor of Properties reports as follows:

"City Council "IN CAMERA" on May 31, 1977, approved the acquisition of the Victory Hotel, 391 Powell Street, legally described as Lots 25 and 26, Block 40, District Lot 196, Plan 196. Also approved was the following recommendation:

' THAT the City of Vancouver lease the Victory Hotel to St. James Social Service Society, with details of the lease to be reported to City Council for approval.'

The Victory Hotel has now been registered in the name of the City of Vancouver. In order to be eligible for R.R.A.P. funding to renovate the building, St. James Social Service Society have requested that the City grant to them a lease under the following terms and conditions:

Term:	15 years from August 1, 1977
Rental:	\$1.00 per year
Utilities:	Lessee to be responsible for the payment of same.
Renovations:	To be carried out at the expense of St. James Social Service Society
Agreement:	To be satisfactory to the Director of Legal Services and to be similar to the lease between the City and St. James Social Service Society for 333 Powell Street.

It is noted that the lease to St. James Social Service Society is deemed to include the commercial space on the lower floor embracing three premises; namely, 377, 379, and 381 Powell Street.

Recommend a lease to St. James Social Service Society be approved on the foregoing basis. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease of City-owned Property - 1670 Main Street

The Supervisor of Properties reports as follows:-

"This property at 1670 Main Street known as Lots 1-3, Block 3, District Lot 200A, Block 2A, District Lot 2037 is leased to Butler Tire Limited until December 31, 1988 at a rental of \$920.00 per month plus taxes.

The premises consist of vacant Lot 3 and Lots 1 & 2 which are improved with a one-storey office and warehouse and a 4-bay servicing shop.

Cont'd...

Clause No. 2 Continued:

Lots 1 & 2 measure approximately 110' x 88' and Lot 3 approximately 50' x 87' and are zoned M2 - Industrial.

Butler Tire Limited stated they have consistently lost money at this location and wish to cancel their lease.

The rental for Lots 1 to 3 are subject to review as of September 1, 1977 and it is proposed to increase the rent to \$1,365.00 per month plus taxes.

Two senior employees of Butler Tire wish to take over the operation of Lots 1 & 2 and the adjoining lessees of Lots 4-7 wish to lease Lot 3.

Following negotiations the following agreement has been reached:-

PREMISES - Lots 1 & 2

TERM - September 1, 1977 to December 31, 1988.

LESSEE - Grasons Tire Limited, 1670 Main Street, Vancouver, B.C.

USE - Tire sales and alignment.

RENT - \$1,145.00 per month plus 1/12th of annual taxes as if levied.

RENTAL REVIEW - Every 2½ years and to be market rental value plus annual taxes as if levied.

ASSIGNMENTS - Lessee not to assign or sub-lease without consent, such consent not to be unreasonably withheld. If permission to assign is granted, City to have right to charge the then market rental value plus taxes.

INTEREST ON ARREARS - City to have right to charge interest on arrears of rent and taxes at a rate 3% above the prime lending rate of the Bank of Montreal, Main Branch, Vancouver, per annum until paid.

REPAIRS - Lessee to repair to the standard of a prudent owner except lessee not responsible for structural repairs.

INSURANCE - City to insure building against loss by fire. Lessee to carry a minimum of \$500,000.00 public liability insurance.

OUTGOINGS - Lessee to pay all outgoings.

CITY BY-LAWS - Lessee to obey including obligation to remove snow from sidewalk.

SECURITY DEPOSIT - 2 months rent plus 2/12ths annual taxes. Deposit to be reduced to one months rent plus 1/12th taxes on March 1, 1980, if in the opinion of the Supervisor of Properties the lessee has faithfully adhered to the terms of the lease.

LESSEE'S FIXTURES - Lessee can remove.

DEVELOPMENT PERMIT - Permit to be obtained for the conversion of one bay for motor vehicle alignment. Sketch of proposed change to be first submitted to Supervisor of Properties for approval.

LEASE AGREEMENT - Satisfactory to Director of Legal Services.

Cont'd...

Clause No. 2 Continued:

PREMISES - Lot 3

TERM - September 1, 1977 to December 31, 1988.

LESSEE - Intercontinental Wholesale Auto Brokers Limited,
1630 Main Street, Vancouver, B.C.

USE - Parking

RENT - \$220.00 per month plus 1/12th annual taxes as if levied.

RENTAL REVIEW - Every 2 $\frac{1}{2}$ years and to be market rental value plus
1/12th annual taxes as if levied.

ASSIGNMENTS - Lessee not to assign or sub-let without consent,
such consent not to be unreasonably withheld. If
permission to assign is granted, City to have right
to charge the then market rental value plus taxes.

INTEREST ON ARREARS - City to have right to charge interest on
arrears of rent and taxes at a rate of 3% above
the prime lending rate of the Bank of Montreal,
Main Branch, Vancouver, per annum until paid.

INSURANCE - Lessee to carry a minnum of \$500,000.00 public
liability insurance.

OUTGOINGS - Lessee to pay all outgoings.

CITY BY LAWS - Lessee to obey including obligation to remove
snow from sidewalk.

SECURITY DEPOSIT - 2 months rent plus 1/12th annual taxes.

DEVELOPMENT PERMIT - Lessee to obtain.

LEASE AGREEMENT - Satisfactory to Director of Legal Services.

The Supervisor of Properties is of the opinion that the foregoing
proposal is realistic and is an improvement over the existing
lease to Butler Tire Limited.

It is recommended that the existing lease of Lots 1 - 3 to
Butler Tire Limited be cancelled and new leases entered into
subject to the above mentioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the
Supervisor of Properties be approved.

3. Lease of City-owned Property
- 802 Pacific Street

The Supervisor of Properties reports as follows:

"This property at 802 Pacific Street, known as the West $\frac{1}{2}$ of
Lot A and the East $\frac{1}{2}$ of Parcel A, Block 121, District Lot 541
is reserved from sale for future highway requirements.

The site measures 100' X 120', is zoned FCCDD and is improved
with a service station type building and blacktop.

It is leased to Wilford S. Burnett until July 31, 1981 at a
present rental of \$330.00 per month plus taxes. The lessee
wishes to construct an addition to the building and to utilize
the rear portion for parking and has asked for a new lease of
longer term.

Cont'd...

Clause No. 3 Continued:

The City Engineer has no objection to granting an extension and after negotiation the lessee has agreed that the rent be increased to \$465.00 per month plus taxes, as if levied, subject to the following terms and conditions.

1. USE: Automobile repair shop and parking
2. TERM: 10 years from November 1, 1977 with an option to renew for a further 5 years. City to have right to cancel on 12 months notice at any time after 5 years.
3. ASSIGNMENTS: Lessee not to assign or sub-lease without written consent, such consent not to be unreasonably withheld. If permission to assign is granted, City to have right to charge the then market value plus taxes, as if levied.
4. SUB-LEASE: Lessee to have right to sub-lease portion for parking purposes.
5. INTEREST ON ARREARS: City to have right to charge interest on arrears of rent and taxes, as if levied, at a rate of 3% above the prime lending rate of the Bank of Montreal, Main Branch, Vancouver, B.C., per annum until paid.
6. RENTAL REVIEW: Every 2½ years and for the first 10 years to be market rental value of the land and the existing building plus taxes, as if levied. For the remaining 5 years - market rental value of the land and the enlarged building plus taxes, as if levied.
7. ADDITION TO EXISTING BUILDING: Lessee to construct addition as shown on drawing 03876-2 dated June 25, 1977 to the satisfaction of the Supervisor of Properties (on file in Prop. office).
8. DEVELOPMENT PERMIT: Lessee to obtain.
9. REPAIRS: Lessee to repair to the standard of a prudent owner except that lessee not responsible for repairs to the roof or structural repairs.
10. CANCELLATION: In the event that the City cancel at any time prior to the expiration of 10 years then the unmortgaged portion of the cost of the addition and fixed equipment to be refunded by the City to the Lessee. The total cost is \$19,100.00 and will be refunded on basis of \$1,910.00 per annum.

Cont'd...

Clause No. 3 Continued:

11. INSURANCE: City to insure existing building and addition against loss by fire. Lessee to carry a minimum of \$500,000.00 public liability insurance.
12. OUTGOINGS: Lessee to pay all outgoings.
13. CITY BY-LAWS: Lessee to conform to all City By-laws including obligation to remove snow from sidewalks.
14. SECURITY DEPOSIT: One months rent (\$465.00 plus 1/12th of annual taxes, as if levied).
15. LEASE AGREEMENT: To be satisfactory to the Director of Legal Services.

It is recommended that the existing lease be cancelled and that a new lease be entered into subject to the above mentioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4 Request to cancel lease - City owned property:
N/S 34th Avenue between Slocan and Kingsway

The Supervisor of Properties reports as follows:-

"The City-owned property, legally described as Lots 21-23, Blocks 1 and 2, D.L. 52, is situated on the north side of 34th Avenue between Slocan and Kingsway. The property is zoned RS-1, One Family Dwelling District and has been leased to Mr. Karass' Steak House Limited since November 1, 1969. The tenant operates a restaurant on Kingsway and the City property provides customer parking for seven cars.

The present lease was renewed from July 1, 1975 and expires on June 30, 1980 at a present monthly rental of \$117.50. There is a rental review due on December 31, 1977.

The lessee is in arrears on the rent and owes \$810.00 up to July 31, 1977. The tenant was contacted regarding payment of the rent and the upcoming rental review. In the discussion, the tenant advised that he no longer requires the City property for parking purposes and he requested the City's consent to cancel the lease. The lessees' restaurant premises was recently reduced by one-half when the next door building containing the large dining room was leased to another party. The tenant advised that he will make every effort to pay the rental arrears up to July 31, 1977.

Under terms of the lease, provision is made for the City to terminate the lease with notice for default in the payment of rent. In addition, the City is entitled to claim three months' current rent as liquidated general damages.

It is recommended that the lease of Lots 21 to 23, Blocks 1 and 2, D.L. 52, to Mr. Karass' Steak House Limited be terminated as of July 31, 1977 and the Supervisor of Properties be authorized to take whatever action necessary to recover rents owing."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.

INFORMATION

5. Hamilton Hotel, 519 Hamilton Street - Room Rentals

The Supervisor of Properties reports as follows:

"The Supervisor of Properties submits the following information in connection with the letter from Mr. G.W. Michaels of June 16, 1977, to the Mayor and City Council.

The letter, in essence, states that the City cannot recover the cost of alterations at a room rental of \$27.00 per week, that the renovation and rental of these 19 units creates unfair competition for the local hotels in the area, that the rooms are being filled with transients i.e. vocational school students who are already being subsidized by education allowances. It contends that the Hamilton Hotel is absorbing tenants from surrounding hotels and therefore, the rents should be set at a much higher rate to prevent this situation. Alternatively, Mr. Michaels feels that the City should not solicit tenants from the normal public sector, but close the doors to all but specified needy individuals.

BACKGROUND:

The ground floor of this two-storey building at 519 Hamilton Street was originally rented by the City for a single men's hostel. The second floor contained rooms under lease to an operator. This lease was bought out by the City to eliminate a water seepage problem from inadequate drainage facilities in the plumbing system.

Subsequently, the building was acquired on December 31, 1973, with Land Purchase Funds and the use for a single men's hostel on the ground floor was continued until the Department of Human Resources vacated the building in October 1974.

In September 1975, Council approved funds for improvements on the main floor to accommodate Fire Wardens and Health Inspectors who were previously located in rented premises at 306 Abbott Street.

Based on a recommendation of the Property Endowment Fund Board, Council, on February 24, 1976, gave approval to alter the second floor to provide sleeping rooms at minimal standards, subject to R.R.A.P. funds being available. The Federal Government, although having previously indicated R.R.A.P. funds were available, subsequently stated they were not available as the property was not in a N.I.P. area.

However, as there was a shortage of hostel accommodation at that time, the second floor was renovated, from Property Endowment Fund Board funds, at a cost of \$124,000.00 plus \$13,000.00 for furnishings and equipment. These renovations were carried out to comply with National Building Code and Fire By-Law requirements.

The renovated rooms contain a sink only and bathroom facilities are shared. Renovations meet minimum code requirements, there are no eating facilities on the premises and the laundry facilities are coin operated.

In connection with Mr. Michaels' letter, the room rentals will provide a return of the cost of second floor renovations in approximately 12 to 13 years, based upon full occupancy but will not provide a return on the full capital costs of land and building.

Cont'd

Clause No. 5 Continued

The Vancouver Resources Board social workers were advised in February 1977, that these accommodations would be available to its clients, some referrals have been made but fewer than expected. The Vancouver Resources Board use several hotels in this area to accommodate its clients. The rentals charged at the Hamilton Hotel are based on the rates charged for comparable accommodation in the immediate area and are acceptable to the Vancouver Resources Board.

It is noted that along with several small hotels in the area, the Salvation Army Hostel is in the close vicinity of the hotel. The local Vancouver Resources Board Offices are half a block up the lane. Mr. Schreck of the Vancouver Resources Board has been informed of the City's accommodation being available in this area as have tenants in other City buildings and it is apparent that the accommodation is not in high demand or competitive on the open market probably due to the lack of restaurant or housekeeping facilities being available on the premises.

In summary, the Hamilton Hotel is not highly competitive to the surrounding hotels insofar as the present occupancy rate is approximately 30%. There does not appear to be a high demand for the accommodation at the present time even though the rental is acceptable to the Vancouver Resources Board for referral of needy tenants.

Occupancy as of July 28th is as follows: six tenants in the building plus the caretaker, who are three Vancouver Resources Board recipients, one old age pensioner, one person from another apartment out of the area and one vocational school student on a grant from the Department of Indian Affairs.

It is noted that downtown small hotel occupancy fluctuates widely in relation to seasonal labour (fishing and logging etc.) causing a high vacancy rate in summer months."

The City Manager submits the foregoing report of the Supervisor of Properties for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 607 & 693

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MANAGER'S REPORT

August 4, 1977

TO: Vancouver City Council

SUBJECT: Strathcona Evaluation Study: Stage II

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"Council, on October 28, 1975, approved a recommendation of the City Manager that the City approve the carrying out of Stage II of the Strathcona Evaluation Study by consultants Ptarmigan Planning (Laurie Hurwitz and Alberta Levitan) as recommended by the Strathcona Rehabilitation Committee, and that the City contribute 25% of the cost of the Study (estimated at \$18,950, City's share \$4,375.50) from Urban Renewal Capital Funds allocated to the Strathcona Rehabilitation Project.

The Strathcona Rehabilitation Project is a pilot rehabilitation project aimed at up-grading an older neighbourhood by a combination of rehabilitation of privately-owned buildings and publicly-owned services and utilities. It was substantially completed in 1975. Some additions involving park improvements should be completed this year.

The decision to share in an evaluation of the Project was taken by the City on January 4, 1974 on recommendation of the Strathcona Rehabilitation Committee, which noted that the agreement between the City and the senior governments provided for monitoring and evaluating. A two-part study was agreed on, the first part to be carried out early in 1974, and the second part to follow after a period of further rehabilitation activity in mid-1975. The intention was to provide a comprehensive evaluation which would be valuable to the development of new approaches to urban renewal.

The Stage I Study, done by the Social Policy and Research Division of the United Way of Greater Vancouver, and directed by Mr. L. I. Bell, which includes an overview of the evolution of the project, information on its administration, and details of various aspects of the rehabilitation process, was completed in draft in August, 1975. Final copies were supplied to the City, the Province, Central Mortgage and Housing Corporation, and the Strathcona Property Owners and Tenants Association in January, 1976. City Council on February 3, 1976, received copies through Manager's report of January 30, 1976.

The Stage II Evaluation Study was received in draft in November, 1976, and reviewed by members of the Strathcona Rehabilitation Committee. The Committee on February 23, 1977, instructed the consultants to complete the work. The Study expands and builds on the Stage I Evaluation by:

- (1) Outlining and evaluating the consequences--social, physical and economic--of the project, and
- (2) Suggesting what lessons can be learned which may be applicable to other similar projects in urban areas.

It has been produced as a main report entitled 'Strathcona Rehabilitation Project: Stage II Evaluation 1977' dated July 4, 1977, together with a summary in English and Chinese. The consultants note that, as it cannot be ensured that all readers will have access to the Stage I Study, they have found it necessary to repeat or summarize information from that Study to ensure that the Stage II document can be read on its own.

The Study is a thorough and critical review of the project. It makes numerous recommendations (pages 139 to 145) which form a valuable guide and checklist for those involved in similar projects.

Cont'd . . .

Some highlights of the conclusions and recommendations are:

- Although the project did not have the mandate or funding for a total up-grading, it acted as a catalyst to expand the concept of rehabilitation far beyond what was originally envisioned.
- More than 100 homes have been privately rehabilitated during or since the end of the project (in addition to the 229 properties rehabilitated through the project).
- The project represents a move toward more involvement of area residents than has been traditional in Canada, although the consultants conclude that the government representatives on the Rehabilitation Committee tended to maintain control over the budget and basic decisions.
- Neighbourhood Improvement and Residential Rehabilitation Assistance Programs have greater potential to take community improvement to a more comprehensive level than the legislation under which the Strathcona Project operated.
- Any planning intervention in a neighbourhood should start with a thorough understanding of the social, economic and cultural dynamics of the community.
- There should be commitment and adequate representation from major community interests at the initial stages of program planning.
- Research design should be developed at the outset--to facilitate data collection during implementation and allow periodic monitoring leading to detection of problems and suggestions for adjustments; a series of carefully evaluated projects would aid in formulation of new policies.
- At least 1% of the total project budget should be allocated to evaluation.

Many of the recommendations are being followed in current similar projects in the City, although constraints of time and finances place limitations on how intensively they can be pursued. The consultants' recommendations have therefore been drawn to the attention of Planning Department staff for consideration in the preparation of such programs. Copies of the Study have been distributed also to the Strathcona Property Owners and Tenants Association, the Province and Central Mortgage and Housing Corporation, and to other City departments.

Copies of the Strathcona Evaluation Study Stage II, together with the Summary (on file in the City Clerk's Office) are supplied for the information of Members of Council."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 693

C 727

MANAGER'S REPORT

August 18, 1977

TO: Vancouver City Council

SUBJECT: City Hall Cafeteria

CLASSIFICATION: Recommendation & Consideration

In response to a suggestion from Mayor Volrich that the Cafeteria on the sub-ground floor of City Hall is inadequate, the City Architect replied that he shared that opinion. He reports as follows:

"History

The architectural firm of Townley & Matheson, when making proposals for City Hall renovations suggested that the former Alderman's parking garage be renovated to provide a new cafeteria. The proposal was rejected by Commissioner Sutton-Brown.

When the detailed replanning of the sub-ground floor was carried out, serious investigations were made to expand the cafeteria into areas now occupied by the Printing Division, but it was found that there was only just adequate space for the Printing Division.

In the 1974 Budget submissions this Division requested funds for carpet for the seating area, but this was not accepted by the Budget Committee. This year we resubmitted this request, but when we were advised that only essential items would be approved, we withdrew it.

Possible options of improvement for consideration:
(all costs are approximate only)

- 1) To improve the area, but expend minimum funds the following work could be carried out:

a) Carpet seating area	-	\$2,500.00
b) New drapes	-	800.00
c) Replace existing ceiling tile with a tile with higher sound absorbtion	-	1,000.00
		<u>\$4,300.00</u>
- 2) I would recommend that the minimum proposal noted above be expanded to include the replacement of the existing ceiling and light fixtures with a new installation similar to that provided in the men's lunch room on the sub-ground floor. This would cost an additional \$6,500.00 for a total of - \$10,800.00.
- 3) A major improvement could be made by replacing the existing furniture with upholstered bench seating at walls and higher quality tables and chairs. This would not increase the seating capacity significantly. Estimated cost from \$15,000.00 to \$20,000.00
- 4) Increase size of lunch room by:
 - a) Remove wall between cafeteria and corridor and expand 2'0" into corridor. This will increase the seating by approximately 10, and give the impression of a larger cafeteria.

Estimated cost	-	\$5,000.00
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 - b) Remove adjacent women's washroom and expand cafeteria into this space. This will increase seating by approximately 15. Estimated cost - \$15,000.00
This proposal is not recommended because of the relatively high use of the washroom.

-2-

- 5) a) Install another cafeteria in some other location. This will probably involve removing some other function, such as the Printing Division, from City Hall.
- b) Construct a new cafeteria as an addition to City Hall, possibly as an expansion of the connective corridor to the East Wing."

The City Manager

- RECOMMENDS implementing (1) and (2) with the estimated cost of \$15,000 to be charged to Contingency Reserve
- Submits for Council's CONSIDERATION items (3) and (4a)
- RECOMMENDS against items (4b) and (5).

FOR COUNCIL ACTION SEE PAGE(S) 693

D

MANAGER'S REPORT

August 18, 1977

TO: Vancouver City Council

SUBJECT: Proposed Housing Development at
2nd and Wallace

CLASSIFICATION: INFORMATION AND RECOMMENDATION

The Director of Permits and Licenses reports as follows:

"On August 9, City Council passed the following motion following adoption of the minutes of the Special Information Meeting of Council on Thursday July 28, 1977 in the Bayview Community School:

- a) That Council advise the Director of Planning it has no objection to his issuing the development permits for the Penta and Dunbar projects at 2nd Avenue and Wallace;
- b) That the Director of Planning report further on the Greater Vancouver Housing Corporation project at 2nd Avenue and Wallace taking into account the various concerns expressed at the Public Information meeting on July 28, 1977, including design of the project, land use and potential traffic problems.

The Director of Planning advises that he has approved the issuance of development permits for the Penta and Dunbar projects subject to certain conditions. He further advises that he is presently dealing with the Development Permit Application for the Greater Vancouver Housing Corporation and that he will report to Council separately on that application.

The Comptroller of Budgets and Research advises that each of the sponsor groups has received a summary of lease terms which incorporate schedules of rent over a 50 year period, which in the cases of the Dunbar group and G.V.H.C. meets Council policy for non-market housing. In the case of the Penta group the rent reflects a special mark down approved by Council on November 2, 1976. All of the groups have said they are prepared to enter into leases upon the terms and conditions stipulated by the City. The Penta group has confirmed acceptance of their terms in writing and the others have been requested to do so when actual lease documents for signature will be drawn.

If the Planning Director's negotiations with the G.V.H.C. concerning its Development Permit Application results in a City request to reduce the number of units or otherwise materially alter the present design, the G.V.H.C. may ask for a change in the rent structure. If so, Council will be advised when the Director of Planning reports on the Development Permit Application.

All of the conditions attached to the approval of the Development Permit Applications for the Penta and Dunbar groups are routine except one which makes evidence of registration of the individual parcels of land in the Land Registry Office a precondition. Subdivision of the site into three lots is currently awaiting approval of the Subdivision Approving Officer and is the subject of the recommendation included in this report. The Director of Planning advises that if Council amends the resolution referred to, the Approving Officer will approve the subdivision plan and registration in the land registry will follow."

The above report of the Director of Permits & Licenses is for the information of Council.

The Director of Planning reports as follows:

"Council will recall the memorandum from the Director of Planning dated July 28, 1977, advising that an error had occurred during Council's approval of a resolution applying a condition at the time the site was rezoned to CD-1 (Comprehensive Development District).

The resolution of Council as approved at the Public Hearing on August 25, 1976 currently reads as follows:

ii) 'The owner shall formally dedicate land for lane, utility easement and road widening purposes as required by the City Engineer and as shown in Appendix 'C' of the July 6, 1976 City Manager's report and consolidate this site into one parcel and register same in the Land Registry Office.'

The wording of the resolution, as approved, differs from the resolution as proposed in the Manager's report of July 6, 1976 which reads as follows:

'The owner shall formally dedicate land for lane, utility easement and road widening purposes required by the City Engineer and as shown in Appendix 'C' and re-subdivide the site into three lots and register same in the Land Registry Office.'

In order to reflect the present situation and to simplify the wording, the Director of Planning recommends that the current resolution be amended as follows:"

"The City shall first subdivide the site to create three parcels and a lane and register same in the Land Registry Office."

RECOMMENDATION:

That the Condition ii) adopted by the resolution of the Special Meeting of Council (Public Hearing) on August 25, 1976 making reference to one parcel of land be amended as follows:

The City shall first subdivide the site to create three parcels and a lane and register same in the Land Registry Office. "

The City Manager RECOMMENDS that the report of the Director of Permits and Licenses be received and Council approve the recommendation of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 693

MANAGER'S REPORT

August 19, 1977

TO: Vancouver City Council

SUBJECT: Two new positions, Administration Division, Health Dept.

CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"The Administration Division of the Vancouver Health Department is responsible for the department's budget, accounts, personnel, supplies, buildings and clerical staffing.

Since the mid-sixties, five staff in the central office of the Health Department have managed these support functions.

The load of work has increased markedly in the past five years due to:

1. Increased number of work locations (21) as opposed to 9 in 1967.
2. Increased staff of the department (70 staff) due to assuming responsibilities for Home Care.
3. More complex financial service contracts e.g.
 1. Jericho Hill School for Deaf and Blind
 2. Youth Health Service (3 locations)
4. Amendments to the Community Care Facilities Licensing Act (8 staff)
5. Development of Volunteer Services.
6. An increased number of projects (e.g. Perinatal Health Projects).
7. Health Services to Vancouver Community Colleges.

All of these additional services are either fully or partially funded by other bodies. The accounting work has increased greatly.

To more efficiently manage the support services a reorganization is necessary. The increased staff required is as follows:

1. An Administrative Assistant
2. A Clerk-Stenographer

The estimated cost for two new positions of Administrative Assistant and Clerk-Stenographer on a permanent basis is as follows:

	<u>October 1-December 31, 1977</u>	<u>January-December 1978</u>
A. Administrative Assistant		
Pay Grade 26		
(i) Salary	\$4,488.00	\$17,952.00
(ii) Fringe Benefits 13%	584.00	2,334.00
B. Clerk-Stenographer III		
Pay Grade 13	2,580.00	10,320.00
(i) Salary		
(ii) Fringe Benefits	336.00	1,342.00
(iii) IBM Selectric Typewriter	900.00	
Total	\$8,888.00	\$31,948.00

Other office furniture is available for the proposed new positions of Administrative Assistant and Clerk-Stenographer.

The Comptroller of Budgets and Research advises that if this report is approved, source of funding would be Contingency Reserve.

The problem has been reviewed by the Director of Personnel Services and the City Manager. The City Manager concurs in the need for these additional positions and recommends their approval subject to classification by the Director of Personnel Services.

Your Medical Health Officer recommends the establishment of two (2) new positions of Administrative Assistant and Clerk-Stenographer, Health Department effective October 1, 1977, on a permanent basis."

In view of the considerable increase in the operations and complexity of the Health Department over the past five years, and in view of the impending further addition to that Department of the administration and assessment for the Provincial Long Term Care program in Vancouver, the City Manager considers the increases requested essential and RECOMMENDS approval of the recommendation of the Medical Health Officer.

FOR COUNCIL ACTION SEE PAGE(S) 690

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 4, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, August 4, 1977 at approximately 10.00 a.m.

PRESENT: Mayor Volrich, Chairman
Ald. Brown
Ald. Gerard
Ald. Gibson
Ald. Marzari
Ald. Puil

ALSO PRESENT: Ald. Bellamy
Ald. Ford
Ald. Rankin

COMMITTEE CLERK: G. Barden

RECOMMENDATION1. Fire Department Band - Constitution

The Committee considered a Manager's report dated July 28, 1977 (copy circulated) giving background on the Fire Department Band constitution which was prepared in 1939. The Band considers the constitution to be inappropriate due to the numerous changes in working conditions since 1939 and they have requested that it be revised. The following is a summary of the proposed changes to the constitution:

- A. An increase in the number of Fire Department members from 28 to 35.
- B. Approval of new uniform specifications involving an increase in City costs of \$4,200 in the first year and \$1,850 thereafter.
- C. Approval of an increase in the number of command performances to 18.
- D. Approval of time off for a full shift during all command performances.
- E. The Fire Chief be authorized to call off-duty firemen to maintain minimum shift strength.
- F. Approval of an increase in the vacation allotment to six shifts (equivalent to an additional break of fourteen days.)
- G. Additional vacation to be at the option of the band member except during July and August.

It was noted that discussions had been held between the Band Executive, the Fire Chief, and City Manager and a compromise proposal was agreed upon to be submitted for recommendation to the Finance Committee.

Clause #1 Continued.

Following discussion by the Committee, it was

RECOMMENDED

A. THAT the compromise proposal be approved as follows:

- (i) That Council approve a total of nine command performances per year, with Band members being granted the full shift off for the following four more lengthy engagements on:

Canada Day
Sea Festival Parade
PNE Parade
Armistice Day Service

- (ii) That Band members be granted a full shift off during the remaining five performances if the shift strength is in excess of 143, otherwise, the Band member would be granted additional leave of one hour to allow for clean-up and meals before and/or after a performance.

- (iii) That Council approve an increase in the vacation allotment to six shifts (equivalent to an additional break of fourteen days) such time to be granted at the request of the member and subject to the Fire Chief's scheduling.

- (iv) That a Band member be entitled to his 50% pay premium while performing at a command performance on a statutory holiday when he is scheduled to be on duty, whether or not he reports for duty at the firehall.

B. THAT the following further requested changes to the Constitution be approved:

- (i) That Council approve an increase in the number of Fire Department members in the band from 28 to 35.
- (ii) That Council approve new uniform specifications involving an increase in City costs of \$4,200 for 1977 and \$1,850 annually thereafter.

C. THAT the Band be instructed to revise the Constitution accordingly.

D. THAT the Fire Chief report back to the City Manager in July 1978 on levels of shift strength on dates when bandsmen have taken additional vacation allotment.

2. Revised Budgeting System for the City of Vancouver

The Committee considered a Manager's Report from the Director* of Finance dated July 21, 1977 (copy circulated) on a revised budgeting system for the City of Vancouver.

The Director of Finance reported that the Finance Department has been watching the growth of new budgeting systems and their implementation in various organizations on the continent and has come to the

* Note - Report of Director of Finance on file in City Clerk's office.

Clause #2 Continued.

conclusion that a system combining program budgeting, management by objectives and zero-base budgeting would be most appropriate for the City. The proposed revised budget system would have four stages:

1. Program Budgeting
2. Program Analysis and Review
3. Zero-Base Budgeting
4. Performance Management

The Director of Finance stressed that the proposed new system will provide a better communication and priority setting tool for Council regarding the City's activities and improve Council's approach to budget decisions. However, any savings effected will be a decision of Council.

The City Engineer advised that his department would also require one additional staff person if such a system is to be established in the Engineering Department by 1979. This would bring the number of additional analytical administrative staff required up to five instead of four.

The Committee was concerned over the heavy expenditure projected to initiate stage one and it was suggested that a report be prepared showing costs and impact of a more modest program of up to three departments particularly Planning, Park Board and Health. Following lengthy discussion, however, the Committee decided it would prefer to proceed with departmental reviews and defer further consideration pending evaluation of the reviews.

RECOMMENDED

- A. THAT the Finance Committee schedule a series of eight special meetings commencing in mid September to start a review of individual City Departments.
- B. THAT the Mayor in consultation with the City Manager and Director of Finance be authorized to appoint a consultant to assist the Committee with the reviews with an initial authorization of \$20,000 to be charged to the 1977 contingency reserve.
- C. THAT all other items be deferred pending evaluation of the departmental reviews.

The meeting adjourned at 11.50 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 694

August 22, 1977

Vancouver City Council

SUBJECT: CONSULTANTS FOR REVIEW OF CITY DEPARTMENTS, Report I, Clause 2

CLASSIFICATION: Information

The City Manager reports as follows:

Clause 2 recommends that the Mayor in consultation with the Director of Finance be authorized to appoint a consultant to assist the Committee with the reviews.

In preparation for this, the City Manager and the Director of Finance have asked consultants for proposals, while pointing out that Council must still approve the Finance Committee's recommendation.

We met with representatives of seven interested consultants on August 15th, and discussed with them the attached briefing sheet (Appendix A.)

The matter was also discussed at a meeting of department heads on August 16th. In that discussion it was emphasized that the responsibility for each presentation to the Committee lies with the individual department, and the staff in Finance and in the Manager's office serves as an Assistance Group rather than as a Review Group. (cf. Appendix A item 1)

During that meeting, it was also decided that the attached schedule for Committee reviews would not permit enough preparation before the first review, and a delay of two weeks was recommended, with the first review (Planning department) now scheduled for October 13.

It was also agreed that it would be worthwhile setting out concisely the objectives of the review process and the role of the consultant. My understanding of the Committee's views of this are set out in Appendix B.

The City Manager submits the foregoing for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) *694*

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICESII

AUGUST 4, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 4, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

ALSO PRESENT: Mayor Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION1. Day Care Information Report

The Committee had before it for consideration a report entitled "Day Care: 1977" which had been submitted to the Vancouver Resources Board and was placed on the agenda at the request of Alderman Marzari, Vice-Chairman of the Committee, for information.

It was noted that a City Manager's report on Day Care will be brought to the Committee in September 1977.

Alderman Marzari requested that members of the Committee retain their copies of the report presented this date and following discussion, it was

RECOMMENDED

THAT the report "Day Care: 1977" be deferred until the Community Services Committee considers the City Manager's report on the topic of Day Care.

2. Moratorium on Drinking Establishments in the City

City Council, at its meeting on July 12, 1977, when considering the attached memorandum dated July 7, 1977 from the Mayor and the attached letter from the President of Savoy Enterprises Ltd., passed the following motion:

"THAT this whole matter be referred to the Standing Committee on Community Services and the President of Savoy Enterprises Ltd. be invited to make representation to the Committee when this matter is being considered."

At its meeting on July 28, 1977, the Committee considered a City Manager's Report dated July 20, 1977 on procedures for liquor licensing and the report (copy circulated) was deferred to today's meeting.

Appearing before the Committee on this matter were the Chief License Inspector from the Permits & Licenses Department, an Inspection Supervisor from the Permits & Licenses Department, the Head of the Development Permit Group of the Planning Department, representatives of the Police Department and representatives of the Woman's Christian Temperance Union.

Continued

Clause No. 2 Continued

It was noted that the Mayor, in his memorandum of July 7, 1977, had recommended that Council advise the Liquor Branch that the City requests a general moratorium on the issuance of all further cabaret licenses in Vancouver for a period of at least one year with the situation then being reviewed.

Representatives of the Liquor Control & Licensing Branch had been invited to attend this meeting, but as the Liquor Act was before the House for a number of amendments, Branch staff felt it would be inappropriate for them to appear while the Liquor Act was undergoing revisions.

The Committee had previously expressed concern over the proliferation of licensed premises in the Downtown area, and at its meeting on December 9, 1976, considered a Manager's Report dated November 29, 1976 and the large map of the Downtown Peninsula which indicated there were a total of 370 liquor licenses providing seating for 59,945 persons as of June 1976.

The City Permits & Licenses Department had been requested to maintain and update this map and statistics contained in the November 29, 1977 Manager's Report.

The updated map was posted at the meeting and a new version of the November 29, 1976 Manager's Report (copy circulated) was distributed at the meeting showing statistics to August 1st, 1977, on the number of various types of licensed premises and their total seating capacity.

Following some brief discussion as to the difference between types of licensed premises, it was noted that as of August 1st, 1977, there were 50 additional liquor licenses issued in the Downtown core, for a total of 420 licensed premises, and that seating capacity had increased from 59,945 in June 1976 to 63,040 as of August 1st, 1977.

However, it was stressed that these figures are only indicative and cannot be considered as accurate because the Permits & Licenses Department is not advised by the Liquor Branch of licensed premises which may have closed since June 1976.

The Mayor told the Committee that during his recent discussion with the General Manager of the Liquor Branch, the General Manager had stated that of new cabaret licenses, over half soon go bankrupt, then close, and that the Liquor Branch has a policy of not automatically renewing these licenses.

A member of the Committee inquired then that if an establishment such as a cabaret had gone bankrupt and was for sale, would the purchaser have any assurance of buying the same type of business (i.e. licensed cabaret)?

It was pointed out that the purchaser must apply for a new liquor license, but that these licenses are not issued until the prospective new cabaret operator may have invested a considerable sum of money in facilities and equipment. It was pointed out that this is probably a precautionary measure of the Licensing Branch to ensure that the facilities proposed are actually installed before a license is issued; otherwise, the license would have to be issued based on drawings or blue prints which may or may not be adhered to by the license applicant.

A member of the public told the Committee that he applied for a lounge license on June 20th, 1977, and that if the City feels a moratorium on the issuance of licenses is desirable, it should apply only to new applications and not pending ones. This person said he had spent \$20,000.00 on renovating a business establishment and is awaiting his license and he added that he had received a letter from the General Manager of the Liquor Branch stating that the City was proposing a moratorium.

Continued

Clause No. 2 Continued

It was noted by the Committee that at present no such moratorium exists.

It was pointed out to the Committee that it does have control over lounge licenses in that they are brought forward to the Community Services Committee in reports from the Development Permit Group of the Planning Department and that approval of the City via the Community Services Committee is required before the Liquor Branch will issue a license.

The Chairman of the Committee observed that from 1975 to 1976 there had been a \$60-Million increase in the value of liquor sales in the Province and that while some of this increase may be attributable to higher prices, it indicates increased consumption of alcohol.

Inspector Ken Brown of the Vice Squad of the Police Department told the Committee that drinking problems in public houses (pubs) and lounges are such that the Police Department has had to assign full-time squads "to keep the lid on them".

The Inspector explained that new applicants for liquor licenses are investigated initially by the Police Department and are usually found to be legitimate, well-meaning business persons but that frequently after investing a large amount of money on a licensed premise, it will begin to lose money and it is at this stage that, in an endeavour to attract additional patrons, nude dancers or "kinky" entertainment is brought in.

Some of these establishments have had their licenses temporarily suspended following police reports to the Licensing Branch on the nature of their operations.

Inspector W. Baird of the Police Department added that police manpower is tied up for long hours controlling nightclubs, and that because of the deployment of police manpower, other areas of the City may suffer a reduction in police protection. He urged that there should be restrictions on the number of licensed premises and the seating capacity.

A member of the Committee inquired whether it was possible to suspend the business license of establishments providing nude or "kinky" entertainment, and the Director of Legal Services pointed out that the City of Toronto went to great lengths in an attempt to stop a strip tease operation and failed; that this entire legal matter boils down to the need for a proper definition of obscenity.

During discussion, members of the Committee suggested there should be a limit on the seating capacity - a maximum figure which should not be exceeded, and that if licensed premises closed, then the Committee could examine new applications. The Committee also felt that it should request the Liquor Control & Licensing Branch to advise the City of licensed premises and their seating capacities which close in order that the City has accurate figures.

A representative of the Woman's Christian Temperance Union distributed copies of a brief dated August 4, 1977 and read the brief to the Committee (copy circulated).

The Chairman suggested that the Committee should make it known that as far as future lounge licenses which come before the Committee for approval are concerned, the Committee should be restrictive.

Continued

Clause No. 2 Continued

The Chairman requested the Director of Legal Services to prepare criteria which the Committee could use in examining license applications and that such criteria might include the financial credibility of the applicant and whether the City could impose a maximum seating capacity in the City.

It was noted in the City Manager's Report dated July 20, 1977 that City Council, on March 11, 1977, when dealing with a liquor license for an accessory lounge of the restaurant at 1277/79 Howe Street passed the following motion:

"THAT the Planning Department be authorized to approve similar liquor permit applications which do not involve additions to existing premises.

It was also noted from the same Manager's Report that the Director of Planning had been advised that new liquor outlet applications for Gastown need not be reported to Council unless it was of an unusual nature.

The Planning Department, as a result of the Council motion, had therefore been approving holding bars ancillary to restaurant, not exceeding 10% of gross floor area of the restaurant, but those exceeding 10% were being forwarded for Council approval.

Following discussion, it was

RECOMMENDED

- A. THAT the Planning Department report to the Community Services Committee with detailed information on all Development Permit Applications for licensed premises, including accessory lounges of existing restaurants.
- B. THAT the Liquor Control & Licensing Branch of the Consumer Services Department of the Provincial Government be requested to advise the City Permits & Licenses Department of all licensed premises which may close and that if applications are made for such premises to be reopened, the Licensing Branch should request comment from City Council.
- C. THAT the Director of Legal Services report to the Community Services Committee on the implications of the City requesting the Liquor Control & Licensing Branch to suspend the licenses of licensed premises which provide nude dancing involving sadism or violence.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 694

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 11, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, August 11, 1977, at approximately 10:30 a.m.

PRESENT: Alderman Brown, Acting Chairman
Aldermen Gerard, Gibson and Marzari

ABSENT: Mayor Volrich
Alderman Puil

CLERK: G. Barden

RECOMMENDATION

1. The Arts Club Theatre -
Grant Request

The Committee considered a Manager's report dated July 28, 1977, (copy circulated) wherein the Director of Social Planning reported on a request from the Arts Club Theatre for a grant of \$3,688 equal to one half the cost of using the Queen Elizabeth Playhouse between August 12th and September 30th, 1977.

The Arts Club Theatre plans to tour a major western production "Cruel Tears" and wish to open the show in Vancouver.

Following discussion it was

RECOMMENDED

THAT Council approve a grant of \$3,688 towards rental of the Queen Elizabeth Playhouse for the Arts Club Theatre's presentation of "Cruel Tears".

2. Vancouver Family Month
Planning Committee

The Committee considered a Manager's report dated July 22, 1977, (copy circulated) wherein the Director of Social Planning reported on a request from the Vancouver Family Month Planning Committee for help in developing a program which encouraged more family togetherness.

Rev. Val Anderson, V.F.M.P.C., advised that the Province and Mayor Volrich had both proclaimed May, 1977, as Family Month and the Social Planning Department and Park Board suggested that the major event should be a family day in Stanley Park. The total cost of the event was \$4,500. Sources of revenue were United Way - \$600 and public donations - \$850. Originally they had requested the City for a grant of \$2,500 and received \$1,500 from the Social Planning General Information Budget. This leaves a deficit of \$1,600 and, in view of the original request and the fact that the event 'Family Day in Stanley Park' was a suggestion of the Park Board and Social Planning Department, they requested that the City grant them an additional \$1,600 to cover the deficit.

The Committee agreed that it was a very successful event and received good publicity, however it is not City policy to pick up deficits. It was felt however, that due to the City's involvement, it should split the difference, and following discussion, it was

RECOMMENDED

THAT the City grant an amount of \$800.00 to the Vancouver Family Month Planning Committee equal to one half of the deficit incurred for Family Day in Stanley Park.

CONSIDERATION

3. Carefest '77 Grant Request

The Committee considered a Manager's report dated August 3, 1977, (copy circulated) wherein the Director of Social Planning reported on the Trinidad Canadian Friendship Association's request for a grant of \$2,405.10 to mount a day long festival of Caribbean cultural activities on August 27, 1977.

It was noted that seven groups will perform and they are donating most of their services free, however, there is a total cost of \$110.00 per group for transportation and honourariums. The Director of Social Planning recommends that the City cover these costs.

It was suggested that the Fishermen's Market should be approached for a contribution towards these costs, and following discussion, the following motion was put and resulted in a tie vote and is therefore submitted to Council for CONSIDERATION:

RECOMMENDED

THAT Council approve a grant of \$770.00 to cover costs of transportation and honourarium for the seven groups performing in the Caribbean cultural activities on August 27, 1977, and staff report to Council on results of negotiations with the Fishermen's Market regarding cost sharing.

(Aldermen Brown & Gerard opposed)

RECOMMENDATION

4. Federal Employment Program - Canada Works 1977-78

On August 9, 1977, City Council considered a Manager's report dated July 27, 1977, on Federal Employment Program - Canada Works 1977-78 and passed the following motion:

"THAT

- (a) The City participate financially to a maximum City cost of \$100,000 in Canada Works Phase II 1977-78;
- (b) The Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Manpower and to establish priorities among the projects;
- (c) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required."

The Committee considered 22 projects in Canada Works 1977-78, plus a Payroll Clerk for the programs of which the City's share totalled \$476,691.

The Committee heard representatives from Civic departments and Boards report on their submissions. The Park Board, when reporting on their item #3 - Street Tree Planting - Vancouver Kingsway, noted that there are N.I.P. funds available that might be used for a portion of the direct costs required from the City for this project. On the Park Board's item #21 - Wall Street - Kaslo to Slocan Street and #22 - Wall Street Park Development, it was suggested that staff investigate using funds from the sale of lands in the area for the City's share of these projects.

cont'd....

Clause No. 4 continued

The Planning Department reported on their project item #14 - Chinatown/Gastown Tree Planting and advised that the Planning Department has approximately \$100,000 in their beautification fund for a project in Chinatown that has not yet been defined. The Director of Planning was requested to report to the Planning and Development Committee meeting that afternoon on whether beautification funds could be used for the City's share of this project.

The Police Department reported on their project #20 - Microfilming Historical Police Records and the Committee felt it was a high priority but might be left until 1978. It was agreed to place this project at the top of priority #2 and if it did not get approved this year, it would be given top priority in 1978.

Following further discussion, the Committee established priorities for each project as follows:

PRIORITY NO. 1

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Park Board	Playingfield Improvements - Vancouver East	\$17,522
	Playingfield Improvements - Vancouver Kingsway	\$17,522
	Brock Park Development	NIL
	Jericho Beach Park Breakwater/ Pier	NIL
	Stanley Park Seawall Pedestrian/ Bicycle Path Project	NIL
Health	Project "Assist"	12,830
Library	Computerized Systems	11,354
Social Planning	Community Decoration	11,296
	Vancouver Civic Art Bank	3,288 *
	Civic Events Resource Team	15,483 *
	Living History	10,637
	City Publishing Report	3,236
Finance	Payroll Clerk	5,304
		\$95,411

* The Committee approved one half of these projects for submission under Priority No. 1

PRIORITY NO. 2

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Police	Microfilming - Historical Police Records	\$ 6,888
Health	Operation "Thrust"	12,000 ** \$18,888

** The Committee approved \$12,000 of the total \$24,735 City share of the project for submission under Priority No. 2

cont'd....

Clause No. 4 continued

PRIORITY NO. 3

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Park Board	Langara - Landscaping Environs of Fitness Track	\$33,230
	Musqueam - Nature Park Development	31,860
	Jericho Park Development	32,738
	Stanley Park Forest - Removal of Fire Hazard	65,026
Health	Operation "Thrust"	13,235 ***
Social Planning	Civic Events Resource Team	7,742 ***
	Living History	5,319 ***
		<u>\$189,150</u>

*** Balance

Following further discussion, it was

RECOMMENDED

- A. That all projects listed under Priority No. 1 be submitted to the Federal Government for funding under Canada Works 1977-78.
 - B. That all projects listed under Priority No. 2 be submitted for substitution purposes only for projects listed under No. 1 that do not receive Federal approval.
 - C. That the project 'Street Tree Planting - Vancouver Kingsway' be submitted under Priority No. 1 providing N.I.P. funds can be used for the City's share of this project.
 - D. That staff be requested to prepare a scheme for the Wall Street Park projects using funds from the sale of lands in the area for the City's contribution, and submit an appropriate proposal under Priority No. 1 if possible.
 - E. That the City Manager, in consultation with the Mayor and Alderman Brown, be authorized to submit additional projects of merit that do not require new City funds.
5. Brock House Society - Grant Request

The Committee considered a letter dated July 26, 1977, (on file in the City Clerk's Office) from the Brock House Society requesting a grant of \$50,000.

Mrs. S. Lett, Chairman of the Fund Drive and Mrs. A.L. Molaro, Treasurer for the Society, reported that costs that could only be discovered after construction was underway and building codes applicable to the new construction, particularly fire regulations, have made it necessary to come back to the City for a grant to cover these unforeseen extra costs. They further reported that three years ago, Brock House was a derelict building worth only \$100,000, today, they have had it restored and the City owns a heritage building that is worth approximately \$500,000.

Clause No. 5 continued

The Director of Finance reported that he had reviewed their statement and everything seems to be in order.

It was noted that the Society had received grants as follows:

- (a) Provincial Government, Department of Recreation & Conservation \$110,000
- (b) Federal Government, Canada Works Grant 86,100
- (c) City of Vancouver (Office and Secretarial expenses) 3,500
- (d) Mr. A. Schueck, their contractor, who has made a major reduction in his fee and has asked a number of his men to do the same as their personal donation toward the completion of what they consider a vital and worthwhile project
- (e) Monies are available, but the use of same has been strictly stipulated for the development of the kitchen, dining room and some furnishings.

The Society assured the Committee that they had monies available for operating expenses and the Committee commended the Society in their fund raising drive. Following discussion, it was

RECOMMENDED

THAT City Council approve an additional grant of \$50,000 to the Society to cover construction costs as requested.

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The meeting adjourned at approximately 12:00 noon

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FOR COUNCIL ACTION SEE PAGE(S) 6004605

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

AUGUST 11, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, August 11, 1977 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy

ABSENT :: Alderman Puil

CLERK TO THE COMMITTEE : H. Dickson

The Minutes of the Planning and Development Committee meeting of July 14, 1977 were adopted.

RECOMMENDATION

1. Provincial Government Complex - Street Trees

The Committee had before it for consideration a Manager's Report dated August 5, 1977 (copy circulated) in which the City Engineer reported on the background and the present situation of the Provincial Government's proposal to use London Plane trees in the landscaping surrounding Blocks 51, 61 and 71 of the Provincial Government complex.

In the Manager's Report it was noted that despite some advantages of this particular species of trees, there are a number of characteristics which have led the Engineering Department and Park Board to conclude that London Plane trees are not suitable for the intended use.

Appearing before the Committee on this matter were Dr. Gordon Shrum and the Project Architect, Mr. Arthur Erickson with his assistants; and the City Engineer, members of the Engineering Department and representatives from the Park Board.

Mr. Erickson read to the Committee a prepared statement (copy circulated) in response to the City Manager's report.

The Project Architects showed a number of slides of the installations of the London Plane and other trees now in Vancouver and elsewhere.

The City Engineer pointed out that the Engineering Department has a policy to plant 1200 trees in the Downtown Core area and that the Department has no opposition to fancy larger trees provided the developer pays the cost of maintenance and enters into an encroachment agreement with the City saving the City from the maintenance costs and liability. However, the Province has refused to conform with this policy.

cont'd.....

Clause #1 continued:

Representatives of the Engineering Department and Park Board advised of their problems with these trees but the Provincial Government representatives do not agree these plane trees will be a problem.

There was considerable discussion by the Committee on this matter with some Committee members speaking favourably of the proposal put forward by the Province.

However, the Committee expressed concern over the issues raised by the Engineering Department, in particular, potential damage and high maintenance costs. The Committee noted it is not objecting to the tree planting project but is concerned over the question of maintenance costs and is particularly concerned over why the Province is not willing to enter into an encroachment agreement.

The Project Manager pointed out to the Committee that the Province last year offered to turn over what would be in effect a \$20 million park (the landscaped portion of the Provincial complex) to the City and that the reaction of the City was that it (the City) was not prepared to enter into the maintenance costs inherent with the Province's offer.

The Project Manager indicated that the Province is therefore merely taking the same position as the City, that is, why should the Province pay the maintenance costs on property (the City's) that the Province does not own.

It was pointed out that Provincial officials have not yet finalized landscaping for block 51; that it's only blocks 61 and 71 that are before the City for consideration.

It was noted during discussion that it may be necessary for the City to amend its Encroachment Agreement By-law if the City is to accept the landscaping proposal put forth by the architects of the Provincial Complex.

The consensus of opinion of the Committee was that it was not prepared to make a decision at this time on this matter when technical staff representing the Province and the City had conflicting view points.

It was suggested by the Chairman that the City staff meet with the Provincial Project Architects to clarify their differences of opinion and provide the Committee with more precise information on potential dangers of the high density London Plane landscaping project proposed by the Province.

The Project Manager and the Architect reminded the Committee that they had offered to sell some of the trees to the City at a reduced cost.

Following discussion, it was

RECOMMENDED

THAT further consideration of the City Manager's Report dated August 5, 1977 on the Provincial Government Complex street trees be deferred to the next meeting of the Planning and Development Committee and in the meantime City staff meet further with officials of the Provincial Government Complex in an endeavour to iron out as far as possible the major differences and report back including any additional information available.

cont'd.....

Clause #1 continued:

FURTHER THAT the City Manager discuss with Provincial Government officials their offer to sell to the City a number of the London Plane trees.

2. Half Yearly Review of the Planning Department Work Program

The Committee had before it for consideration a Manager's Report dated August 4, 1977 (copy circulated) in which the Director of Planning reported on his Department's work program. Included in the recommendations of the Director of Planning was that a new position be established in the Zoning Division.

It was noted by the Committee that the City Manager was reluctant to agree to a permanent increase in the staffing of the Zoning Division particularly when the pace of the redevelopment may be slowing down, but that efficient operation in the Zoning Division is important to a developing community.

Following discussion, it was

RECOMMENDED

- A. THAT the Central Area Division 1977 work program be adjusted by deferring the following items for reconsideration when the 1978 work program is determined:
 - 1. Central Area Plan Overview
 - 2. Review and revision of False Creek zoning
 - 3. Central Area Development Permit Process Information Program
 - 4. False Creek Area 3 Concept and Strategy Plan
- B. THAT a position of Assistant Zoning Planner be established in the Zoning Division and that the Director of Personnel Services be instructed to classify the position and submit his recommendation to the City Manager for approval.
- C. THAT the purchase of necessary furniture and equipment, as detailed in this report, be approved.
- D. THAT the \$8,390 estimated costs for 1977 for salary, furniture and equipment be allocated from Contingency Reserve.

PROVIDED THAT

- E. The whole staffing be reviewed when a new Zoning Planner has been appointed.
- F. If in the meantime a vacancy is created among the junior staff in the division that this position not be filled except by Council approval.

cont'd.....

3. Vancouver General Hospital - Facilities Planning

On March 29, 1977, when considering a development permit application for a new emergency treatment facility at V.G.H., City Council requested the Hospital to submit a revised plan for the Hospital facility in this CD-1 area.

The Committee had before it for information a Manager's Report dated July 7, 1977 in which the Director of Planning reported on the background and major concerns of planning in the area of the Vancouver General Hospital. It was noted in the Manager's Report that the Director of Planning intends to contact V.G.H. staff to discuss the matters raised in the report, as well as the question of a comprehensive plan for the area and that further reports will be submitted to the Council with more information at a later date.

During a brief discussion of this matter, the Chairman requested Alderman Brown to investigate the feasibility of development of a park in this CD-1 zone and report back to the Committee.

Following discussion, it was

RECOMMENDED

THAT the City Manager's Report dated July 7, 1977 be received.

4. Federal Employment Program - Canada Works 1977-78

At its meeting at 10:30 a.m. on August 11, 1977, the Finance Committee considered projects to be submitted to the Federal Employment Program Canada Works 1977-78 and it was noted that the Planning Department submitted a request for \$31,040 in City funds for the Chinatown/Gastown tree planting project. It had been reported to the Finance Committee that the Planning Department has approximately \$100,000 in its Beautification Fund for a project in Chinatown that has not been defined.

The Finance Committee had recommended that the Director of Planning report to the Planning and Development Committee the same afternoon whether the Planning Department's Beautification Fund could be used as a source for the City's \$31,040 share of the funds needed for the Chinatown/Gastown tree planting project.

Alderman Brown, Vice-Chairman of the Finance Committee, explained this matter to the Committee and enquired whether the necessary money can be taken from the Beautification Fund for the Chinatown/Gastown tree planting project.

Following brief discussion, it was

RECOMMENDED

THAT the Planning Department Beautification Fund be used as a source for the City's share of \$31,040 for the Chinatown/Gastown tree planting project to be submitted to the Federal Employment Program, Canada Works 1977-78.

The meeting adjourned at approximately 3:05 p.m.

* * * * *



REPORT TO COUNCIL

JOINT MEETING
OF

STANDING COMMITTEE ON TRANSPORTATION
AND
STANDING COMMITTEE ON PLANNING AND DEVELOPMENT

August 11, 1977

A Joint Meeting of the Standing Committees of Council on Transportation and Planning and Development was held on Thursday, August 11, 1977, at 3:30 p.m. in the No. 1 Committee Room, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman M. Brown
Alderman W. Gibson
Alderman M. Harcourt

ABSENT: Alderman D. Bellamy (Civic Business)
Alderman M. Ford
Alderman G. Puil
Alderman H. Rankin

COMMITTEE
CLERK: J. Thomas

During consideration of the first item Alderman Bellamy left the meeting to attend to other civic business. There being no quorum present for the balance of the meeting, this report by the remaining four members of the Joint Committee is submitted for the consideration of Council.

CONSIDERATION:

1. Parking Studies: Gastown and Chinatown Historic Areas

On May 11, 1976, Council considered a Planning Program for Chinatown and instructed the City Engineer to prepare a parking study of the area. When considering a proposal to develop the Gastown right-of-way as public open space City Council, on June 1, 1976, instructed the City Engineer to report back on aspects involving traffic and parking.

In a Manager's Report dated August 3, 1977, (circulated) considered by the Committee this day, the City Engineer summarized the results of studies conducted in both areas and discussed the following options for improving the parking situation:

- installation of parking meters;
- increases in parking meter rates;
- requirements for large developments to provide off-street parking;
- development of a civic parking garage.

After examining a statistical survey of parking spaces, a proposal for a parking policy in the area and the cost of developing a civic garage, the report concluded with the following recommendations:

- A. THAT approval in principle be given to development of a civic parking garage or garages and that the City Engineer, in consultation with the Director of Planning and Director of Finance, report back on an appropriate site, or sites, and financial viability of development.
- B. THAT approval in principle be given to the following policy for development of Gastown and Chinatown: All Development applications which propose development of vacant land, or redevelopment involving replacement of an existing building be required to provide parking in accordance with specific guidelines to be recommended by the City Engineer and the Director of Planning.

Cont'd . . .

Clause 1 Cont'd

These guidelines will relate the amount of parking to be provided in developments to the particular needs of the various parts of Gastown and Chinatown, taking into account matters of heritage, areas of pedestrian emphasis, accessibility, overall character and an overall parking strategy which achieves the most economic way of providing for the parking needs of these areas.

- C. THAT, in order to improve the short-term parking supply in Chinatown, parking meters be installed on:
 - 1. Georgia between Main and Gore
 - 2. Union between Main and Gore
 - 3. Gore between Union and Pender
 - 4. Keefer between Main and Gore
- D. THAT parking meter rates in the area bounded by Carrall, Main, Keefer and Alexander Streets be increased from 10 cents to 20 cents per hour and that the rates on new meters installed under Recommendation (C) be 20 cents per hour.
- E. THAT the Director of Legal Services be instructed to take the necessary steps to amend the Parking Meter By-law if (C) and (D) are approved.

The Director of Planning concurred with the general recommendations and commented specifically on Recommendations (A) and (D) as follows:

Recommendation (A): should be the subject of further study and possibly amendment after other factors have been taken into account;

Recommendation (D): a higher rate of 40 cents may be necessary to achieve the goal of discouraging on-street long-term parking and encouraging use of transit.

The Director of Planning pointed out the recommendations met the immediate needs of the area but for the future it was important to develop longer range policies concerned with total accessibility to the Downtown peninsula, a coordinated management of all parking spaces available, and investigation of alternatives such as shuttle buses and increased use of taxis.

Mr. B.D. MacGregor, Traffic Division, reviewed the report with the Committee and advised the Gastown and Chinatown Historic Areas, located almost side-by-side, encompassed some twenty square blocks sharing common problem areas; therefore, it had been considered appropriate to examine both areas together for the purpose of the report.

The Committee was addressed by Mr. H. Con, who expressed the views of Chinatown merchants and also presented a brief (circulated) on behalf of the Chinatown Historic Area Planning Committee supporting the development of a parking garage in the Chinatown zone, preferably independent of a separate Gastown facility. Mr. Con suggested immediate relief could be achieved by limited public parking use of City-owned Sites C and D in the 300 Block East Pender. However, the City Manager pointed out development of the site was imminent with construction scheduled to commence within a year. Existing temporary parking arrangements would expire in November, 1977. Mr. Bowers advised sites had been investigated by City officials, but their locations could not be discussed publicly at this time.

Report to Council
Joint Meeting of
Standing Committee on Transportation and
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Clause 1 Cont'd

Mr. J. Nichol, Gastown Historic Area Planning Committee, referred to the Committee's concerns regarding the present parking situation in the area.

Mr. T. Mah, Vice-Chairman, Chinese Cultural Centre, spoke to a brief (circulated) which discussed the proposed parking policy and supported the establishment of a civic parking facility on the south side of Hastings Street. Keefer or Georgia, between Carrall and Gore, was suggested as the most desirable location. Mr. J. Wei advised the parking needs of the Cultural Centre had not been determined, but it was expected 500 to 600 parking spaces would be required. Discussion with the City would be welcomed when parking requirements had been established.

The Gastown and Chinatown representatives present referred in particular to the application of parking requirements for future developments and questioned the practicality of such a policy in view of the number of small 25-50 foot frontage lots in the area. Blanket standards applied without flexibility could result in a decline in development in the two areas.

The Committee referred to the need for subsidization for a civic parking garage and the City Engineer advised assistance would be required for an initial period of possibly ten years. Several lots in the downtown commenced operations with deficit financing but were now making surpluses and those surplus monies would be available for the new facility. This aspect would be reported on in depth in the next phase of the proposal.

It was

RECOMMENDED,

THAT recommendations A, B, C, D, and E contained in the report of the City Manager dated August 3, 1977, be approved.

2. Rail Rationalization Study

Consideration was given to a Manager's Report dated July 6, 1977, (circulated) in which the City Engineer and Director of Planning reported on a proposal to initiate a rail rationalization study in Vancouver.

The Manager's Report advised railways related closely to a number of current issues in the City including land use, transportation, and environment. However, some railway facilities in the City were now used to a low intensity and were occupying valuable urban property. Major opportunities existed for rationalization, possibly including the removal of some trackage and the more effective use of others, thus permitting the creation of parks, housing, transportation, and other facilities.

The full study was expected to cost the City between \$100,000 - \$200,000, but Federal Legislation, through the 1974 Railway Relocation and Crossing Act, provided for 50% Federal assistance toward the cost of rationalization studies and it was proposed the City should prepare an application to the Federal Government requesting 50% of the study costs. The first phase of the study would examine the Central area, west of Main Street with a second phase covering the rest of the City.

It was proposed the City hire an experienced consultant at an estimated cost of \$25,000, to assemble the detailed information required for the application.

Report to Council
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Standing Committee on Transportation and
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Clause 2 Cont'd

The Committee was addressed by Mr. D. Hickley, Assistant Director of Planning, Central Area, who introduced Mr. Frank Leighton, the consultant responsible for the rail rationalization study prepared by the City of Kamloops.

The City Engineer referred to discussions already underway with rail companies in connection with growing truck traffic in the City. Vancouver was a major port with a major trucking problem and every cut-back in rail capacity resulted in a corresponding increase in truck traffic.

Mr. I. Adam, Traffic Division, outlined the scope of the study.

Following discussion, it was

RECOMMENDED,

THAT the Director of Planning and the City Engineer be authorized to engage qualified consultants, at an estimated cost of \$25,000, to prepare an application to the senior governments for a Rail Rationalization Study, funds to be provided from Contingency Reserve.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 696

REPORT TO COUNCIL
FROM ALDERMAN KENNEDY, CHAIRMAN, AND ALDERMAN HARCOURT

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

August 11, 1977

A meeting of the Standing Committee of Council on Transportation was scheduled for Thursday, August 11, 1977, to follow a joint meeting of the Standing Committees on Transportation and Planning and Development in the No. 1 Committee Room, third floor, City Hall; however, since a quorum was not present, the following report to Council is submitted by Alderman Kennedy, Chairman and Alderman Harcourt for INFORMATION.

PRESENT: Alderman W. Kennedy, Chairman
Alderman M. Harcourt

ABSENT: Alderman D. Bellamy (Civic Business)
Alderman M. Ford
Alderman H. Rankin

ALSO PRESENT: Alderman M. Brown
Alderman W. Gibson

COMMITTEE
CLERK: J. Thomas

The Minutes of the meeting of July 28, 1977, were adopted.

INFORMATION:

1. Nelson Street - Thurlow to Stanley Park

City Council at a Court of Revision on February 24, 1977, noted a communication from residents of Nelson Street protesting the high volume of traffic on Nelson Street, and referred the question of long-term use of Nelson Street to the Standing Committee on Transportation.

Before the Committee for consideration was a Manager's Report dated July 19, 1977, (on file) in which the City Engineer reported on the role of Nelson Street in the West End Plan and reviewed present traffic conditions. The City Engineer concluded by recommending that Nelson Street (Thurlow to Stanley Park) continue to be classified as a West End distributor and that traffic volumes on Nelson and other streets be monitored to determine the necessity for implementing any measures to discourage non-local traffic.

Mrs. Carole Walker addressed the Committee on behalf of signatories to the Notice of Objection filed at the Court of Revision in February and referred to a brief dated August 8, 1977, circulated to the Committee the previous day.

The Chairman noted the 9-page brief comprised a comprehensive examination and critique of the Manager's Report before the Committee for consideration and therefore, in view of the lack of a quorum, he felt consideration should be deferred to a full meeting of the Standing Committee.

Mrs. Walker concurred and it was agreed by those present that consideration of the City Manager's Report dated July 19, 1977, be deferred to the next meeting of the Standing Committee on Transportation.

The meeting adjourned at approximately 4:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 696

PUBLIC INFORMATION MEETING

SPONSORED BY VANCOUVER CITY COUNCIL
& VANCOUVER PARK BOARD

August 11, 1977

A Public Information Meeting sponsored by Vancouver City Council and the Park Board was held on Thursday, August 11, 1977, at 7:30 p.m., in the West End Community Centre.

PRESENT: Commissioner Ian Bain, Chairman
Commissioners Atkinson, Fraser, Fowler
DuMoulin and Wainborn

Aldermen Bellamy, Brown, Gibson, Kennedy
and Rankin

ABSENT: Commissioner Livingstone
Mayor Volrich
Alderman Ford
Alderman Gerard
Alderman Harcourt
Alderman Marzari
Alderman Puil

CLERK: G. Barden

1. Seawall Promenade and Cycle
Path - Stanley Park

The Chairman, Commissioner Ian Bain, introduced the head table and stated that the purpose of the meeting was to give the public complete and full information on the project known as the Stanley Park Seawall widening to make a separate pedestrian and cycle route around Stanley Park.

Alderman Gibson summarised the Council's dealings with the Devonian Group who donated \$933,000 for the widening of the Seawall after considering several projects that had been submitted to them for consideration by the City.

Commissioner Fraser reported on the project and assured the public that no trees would be removed.

Mr. Larry Foster, Director of Planning, Vancouver Park Board, outlined how the construction of the project would be carried out and Mr. Richard Pavelek, Landscape Architect, took the public through the proposed project with slides and described the design construction, the siting locations which showed how the cycle path would be designed so that it would wind around the trees instead of removing them. It will be a three year program commencing immediately and be completed in 1980. It will cost a total of \$1.75 million and the Devonian Institute will provide \$933,000 over the next three years. The extra maintenance will be provided through the Federal Canada Works program.

Twenty-eight speakers were heard with seven in favour of the project proceeding and twenty-one opposing it. (List of speakers on file in the City Clerk's Office).

Some comments of those opposing the project were:

- remove the cars from the roadway and put in a bus or jitney service, return parking lots to green.
- bicycles should be restricted to the roadways, reserve one lane for the cyclists.
- the project will not solve the problem but increase it.

cont'd....

Seawall Promenade and Cycle
Path - Stanley Park (cont'd)

- the cyclists will destroy the pedestrians' communication with nature around the seawall.
- concern about the bay at Siwash Rock where people sit, the project will push people out into the open where it is not protected from the elements.
- path will not be wide enough for two cyclists to ride abreast.
- suggested that the walk around Englesea Lodge be completed.

Alderman Kennedy also opposed the project and stated that to widen the seawall would destroy its intimate privacy. He suggested that cars be slowed down in the park to make the roadway tolerable for cyclists. Alternatively, he suggested that the by-passes that allow commuters into the park could be closed off and allow one lane to be used for cyclists.

The Commissioners agreed to look into some of the concerns expressed and, together with the majority of the Aldermen, summed up the information meeting stating they felt the project would correct the problem of mixed cyclists and pedestrians and would greatly improve the seawall for everyone.

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The meeting adjourned at approximately 10:00 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 697

August 19, 1977.

VANCOUVER CITY PLANNING COMMISSION

REPORT TO: Vancouver City Council

SUBJECT: Stanley Park Entrance - Coal Harbour
Letter from Parks Board, June 29, 1977

On July 12, 1977 by a unanimous Resolution of City Council, a letter from the Parks Board to Council, dated June 29th, was referred to the Vancouver City Planning Commission for consideration and subsequent report to Council. We have met with the Parks Board in connection with their proposals re the Stanley Park Entrance and Coal Harbour, and with representatives of the Planning Department in regard to Harbour Park, and are now pleased to make our report to you.

The Parks Board Proposals

The letter of June 29th from the Parks Board to Council deals largely with concepts emanating from their Consultant's study of the Coal Harbour area. The City Planning Commission has heard the Consultant's presentation and members have expressed appreciation of Mr. Mann's broad approach to planning for the future of the area. They agree with and support his recognition of the need to interrelate planning for the function and development of Harbour Park, the south side of West Georgia Street, the entrance to the Park and its south-east sector. However, members feel that even this extended area represents only part of a complex series of interrelated issues. The area at the entrance to Stanley Park has to be viewed in the whole context of the function of the Park itself, the regional transportation issues involved in the long range future of the Causeway and the Lions' Gate Bridge and in the planning for the western waterfront of downtown, including the National Harbours Board sectors.

In view of these considerations, it is the opinion of the members of your Planning Commission that it is not possible to comment usefully on the details in the Parks Board letter in isolation from the major issues outlined above.

The City Planning Commission feels strongly, therefore, that the most useful action at the present time would be to establish mechanisms by which all the elements may be drawn together before any further specific solutions are adopted. The Commission recognizes that some major pieces of "the jig-saw puzzle" are already there through the studies that have already been undertaken. These include not only that by Mr. Richard Mann, but many studies over a long period of time by the City Planning Department, the City Engineering Department and also work under the auspices of the National Harbours Board, the Provincial Government, and the Greater Vancouver Regional District. The Commission feels that there is considerable urgency in this need for correlation and coordination, as strong pressures exist at this time in regard to the development of Georgia Street, the waterfront, the south-eastern part of the Park, the Causeway to the First Narrows Bridge, and the future of Harbour Park. Decisions taken in isolation from the general and long-range context could jeopardize the well-being of one of the most important and unique areas of Vancouver.

Recommendations:

We recommend, therefore, that:

- (1) A task force be appointed forthwith to begin the work of coordination and correlation. The terms of reference of this task force should be:

(1) continued

- (a) to establish goals and objectives for the general area impinging upon the entrance to Stanley Park, including Harbour Park, West Georgia Street, Coal Harbour, the Causeway to the First Narrows Bridge, and movement within the Park itself.
- (b) to define the criteria necessary to guide decisions affecting this general area;
- (c) to recommend a professional staff team and/or consultants (as required) charged with the task of preparing a program of sequential action (a systems approach) for the orderly future development of the area, and with undertaking a cost/benefit analysis for any proposed concepts.

(2) That the membership of this task force should reflect cooperation between elected officials, professionals and concerned citizens. It should include:

- . The Chairman of the Planning Committee of the City of Vancouver
- . The Chairman of the Planning Committee of the Parks Board
- . The Chairman of the Vancouver City Planning Commission

with the power to add from time to time in a consultative capacity professional representation from the Parks Board and City Planning Department and from citizens who have demonstrated their interest and concern.

(3) In developing the suggested program of sequential action and cost/benefit analysis, the professional committee or team be asked:

- (a) to take into account the considerable study and investigation that has already been undertaken by the City of Vancouver and the Parks Board, and other bodies;
- (b) to investigate expenditures necessary to implement the preliminary phases of their proposed program and possible sources of funds.

(4) That the task force and the professional team submit a joint report to Council and a tentative date be set by Council for this report.

(Note: We do not necessarily envisage much in the way of additional study, rather do we see the professionals correlating the work that has already been done and relating it to the objectives and criteria established by the task force.)

Conclusion.

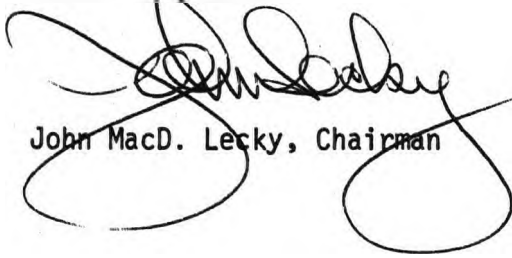
We believe that there would be good public support for our proposed coordinative approach. We look forward to the ultimate development of an action program. However we would hope that any suggested program would not involve such expenditure of funds as to deprive other areas of the city from legitimate development of local amenities.

While we do not feel that the work of the task force and of the professional team should be very prolonged, we recognize that it cannot be undertaken without some expenditures. In view of the concerns of several senior government departments we think there might well be an exploration of the possibility of obtaining some funding to assist the work of the proposed task force and professional team.

Our final note is perhaps the most important.

Stanley Park has been a cherished part of the lives of generations of Vancouver people, and any task force must not be pushed to make decisions for decision's sake.

Respectfully submitted,



John MacD. Lecky, Chairman

FOR COUNCIL ACTION SEE PAGE(S) 697